



TOWN OF VINTON VIRGINIA

2004 - 2024 COMPREHENSIVE PLAN

September, 2004

ACKNOWLEDGEMENTS

TOWN OF VINTON, VIRGINIA

TOWN COUNCIL - 2002-2004

Donald L. Davis, Mayor
William E. Obenchain, Jr., Vice Mayor
Robert R. Altice
Bradley E. Grose
Thomas A. Rotenberry

TOWN COUNCIL - 2004-2006

Bradley E. Grose, Mayor
William E. Obenchain, Jr., Vice Mayor
Robert R. Altice
Thomas A. Rotenberry
Carolyn Fidler

TOWN PLANNING COMMISSION

Bruce E. Mayer, Chairman
Joan W. Drewery, Vice Chairman
David R. Jones
Dawn M. Michelsen
Robert A. Patterson

TOWN STAFF

Kevin S. Boggess, Town Manager
Anita J. McMillan, Director of Planning and Zoning
Kim Burgess, Director of Finance
Carl B. Vickers, Acting Director of Public Works
Mary Beth Layman, Director of Special Programs
Herbert Cooley, Chief of Police
Christopher Linkous, Fire Captain

The Town of Vinton would like to give a special thanks to former Town Manager B. Clayton Goodman, III for all his efforts put forth in initiating “The Plan for Vinton”.

PLANNING CONSULTANTS

K.W. Poore & Associates, Inc.
Hill Studio, P.C.
Jon P. Weersing & Associates

This Plan was prepared cooperatively by members of the Vinton Planning Commission, Town staff, and project consultants and was assisted by input from Vinton stakeholders through various public forums. The Plan was approved by the Planning Commission following a public hearing on July 27, 2004 and recommended to Town Council. The Plan was adopted by Town Council following a second public hearing on September 7, 2004.

TABLE OF CONTENTS

I.	Introduction	1
	Purpose, Scope, and Planning Process	1
	Legal Foundation	1
	Regional Setting	3
	Description of the Planning Area	4
II.	Background Analysis	5
	Historical Overview	5
	Physiographic Conditions	8
	Existing Land Use	11
	Development Trends	12
	Population Characteristics and Trends	17
	Economy, Labor Force, and Economic Development	22
	Housing and Neighborhoods	27
III.	Community Facilities and Services	35
	Town Government	36
	Public Works and Utilities	37
	Public Safety and Emergency Services	42
	Parks and Recreation	45
	Cultural Facilities and Festivals	49
	Transportation Facilities and Services	52
IV.	Goals, Objectives and Strategies	61
V.	Land Use and Transportation Plan	67
	Economic and Community Development Plan Summary	73
VI.	Stormwater Management Program	75
VII.	Plan Implementation	77

TABLES

1.	Roanoke Valley-Alleghany Regional Commission Members	3
2.	Existing Land Use	16
3.	Comparative Population Growth	17
4.	Population Growth by Census Tract	18
5.	Population by Race and Ethnic Origin	19
6.	Population by Age Group	19
7.	Comparative Median Age	20
8.	Population Projections	20
9.	Major Town Employers	22
10.	Regional Employers	23
11.	Town Employment by Industry Group, 1990 & 2000	24
12.	Comparative Income and Poverty Status, 1989	25
13.	Comparative Income and Poverty Status, 1999	25
14.	Unemployment Comparison	26
15.	Housing Tenure	27
16.	Year Structure Built	28
17.	Residential Building Permit Data	28
18.	Existing Housing Conditions, Midway	30
19.	Existing Housing Conditions, Gladetown	31
20.	Existing Housing Conditions, Jefferson Park	32
21.	Existing Housing Conditions, Vinyard	33
22.	Existing Housing Conditions, Cleveland	34
23.	Municipal Parks and Recreation Facilities	46
24.	Public School Recreation Sites	46
25.	Private Recreation Facilities	47
26.	Public School Enrollment	48
27.	Average Daily Traffic	53
28.	Recommended Roadways for Bicycle Accommodation	55-57

MAP EXHIBITS

A.	Regional Setting	3
B.	Planning Area	4
C.	Historical Progression	6
D.	Proposed Historic District	7
E.	Environmental Constraints	9
F.	Existing Land Use (following page)	11
G.	Vacant/Undeveloped Land	14
H.	Midway Housing Conditions	30
I.	Gladetown Housing Conditions	31
J.	Jefferson Park Housing Conditions	32
K.	Vinyard Housing Conditions	33
L.	Cleveland Housing Conditions	34
M.	Community Facilities	35
N.	Future Land Use and Transportation Plan (following page)	67

CHAPTER I

Introduction



INTRODUCTION

Purpose, Scope, and Planning Process

The purpose of Vinton's Comprehensive Plan is to redefine the role of the Town in the Roanoke Valley Region. On November 6, 2001, the Vinton Town Council adopted the "Vinton Mission Statement". This mission statement serves as the basis for providing Vinton's citizens with a means to assist in the future development of their community through the Comprehensive Planning process which reads as follows:

The Vinton Town government will provide its citizens with high quality services that address their individual and collective needs. In partnerships with the community, the Vinton Town government pledges a civic stewardship that is fiscally accountable, socially responsible and worthy of citizen trust.

Through the Citizens' Planning Academy and Town surveys five (5) core issues came to the forefront and needed to be addressed in the Comprehensive Plan. This was the beginning of the planning process that was utilized to develop this Plan. The five (5) issues were:

1. Gateway Entrance/Corridor Improvements
2. Housing and Neighborhood Preservation
3. Greenways/Parks and Recreation/Youth Centers
4. Economic Development
5. Downtown Redevelopment

Quality of life was also a major concern of Vinton's citizens and is incorporated into each of the five (5) core issues. This Plan is a statement of the Town's and its citizens' aspirations. It is the "Vision" for Vinton's future that can be collectively achieved by the Town and will set the community on a new course.

The plan for Vinton formally began in May 2003, with a kickoff meeting to converse with Vinton's citizens. Ideas and visions were assembled and organized. A second meeting with Vinton residents and stakeholders was held in June 2003, where each participant chose one of the five (5) categories listed above to represent as their primary focus. The focus groups formed were the driving force behind the visioning process and enabled citizens to provide creative ideas for Vinton's future.

In September 2003, the last visioning meeting was held to receive citizens' input on conceptual ideas and further define the Plan for Vinton before it was reviewed by Vinton's Planning Commission and adopted by Town Council. These ideas were prioritized in January 2004, by the citizens at the final public meeting to serve as the basis for future economic and community development within Vinton. These non-traditional elements of the Comprehensive Plan can be found in the Economic and Community Development Plan which provides detailed strategies and action plans for Vinton with regards to the five (5) core issues.



Legal Foundation

Virginia planning legislation requires the Town Planning Commission to prepare a Comprehensive Plan indicating the Commission's long-range recommendations for general development. The plan is to be based on careful and comprehensive studies of existing conditions, trends, growth, and probable future requirements of the community.

The Comprehensive Plan may include, but need not be limited to the designation of areas for various types of public and private development and uses. These include different kinds of residential, business, transportation facilities including streets, bridges and the like; a system of community service facilities such as schools, parks, public buildings, utilities and other like facilities; and the designation of historical areas and areas for urban renewal or other treatment.

After public notice and hearings, the Planning Commission may recommend the comprehensive plan, or parts of a plan, to the Town Council. The Council then considers the plan at the public hearings and adopts, or amends and adopts the plan. Once adopted by the Town Council, the Comprehensive Plan:

...shall be general in nature, in that it shall designate the general or approximate location, character and extent of each feature shown on the plan and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be. The plan, with the accompanying maps, plats, charts, and descriptive matter, shall show the locality's long-range recommendations for the general development of the territory covered by the plan. It may include, but need not be limited to:

- 1. The designation of areas for various types of public and private development and use, such as different kinds of residential business, industrial, agricultural, mineral resources, conservation, recreation, public service, flood plain and drainage, and other areas;*
- 2. The designation of a system of transportation facilities such as streets, roads, highways, parkways, railways, bridges, viaducts, waterways, airports, ports, terminals, and other like facilities;*
- 3. The designation of a system of community service facilities, such as parks, forests, schools, playgrounds, public buildings and institutions, hospitals, community centers, waterworks, sewage disposal or waste disposal areas, and the like;*
- 4. The designation of historical areas and areas for urban renewal or other treatment;*
- 5. The designation of areas for the implementation of reasonable ground water protection measures;*
- 6. An official map, a capital improvements program, a subdivision ordinance, a zoning ordinance, and zoning district maps, mineral resource district maps and agricultural and forestal district maps, where applicable; and*
- 7. The location of existing or proposed recycling centers.*

The plan shall include: the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated¹.

¹ -Code of Virginia 1950, Title 15.2 as amended, Subsection 15.2-2223.

Regional Setting

The Town of Vinton is located in eastern Roanoke County, served by Route 24/Washington Avenue which is utilized as an arterial roadway providing access to Smith Mountain Lake and the Blue Ridge Parkway to the east. An additional roadway providing access to the east is Route 634/Hardy Road. Route 24 also provides Vinton with its principle connection to Roanoke City and Interstate 581. The latter connects to Interstate 81 which is a major north and south thoroughfare serving the eastern United States.

The Town is located in the center of the **Roanoke Metropolitan Statistical Area (MSA)**, the largest metropolitan area in southwest Virginia. Both Roanoke County and the Town of Vinton are considered part of the Roanoke Valley-Alleghany Regional Commission (RVARC), a vast urban planning area containing over 260,000 residents. Four (4) counties and three (3) independent cities comprise the Roanoke Valley-Alleghany Planning District. The City of Roanoke (2000 US Census pop. 94,911) borders the Town of Vinton on the west and is the closest urban district to the Town.

Table 1

ROANOKE VALLEY-ALLEGHANY REGIONAL COMMISSION

Counties

Alleghany
Botetourt
Craig
Roanoke

Independent

Cities

Covington
Roanoke
Salem

Towns

Clifton Forge*
Vinton**

* The Town of Clifton Forge is located within Alleghany County.

** The Town of Vinton is located within Roanoke County.



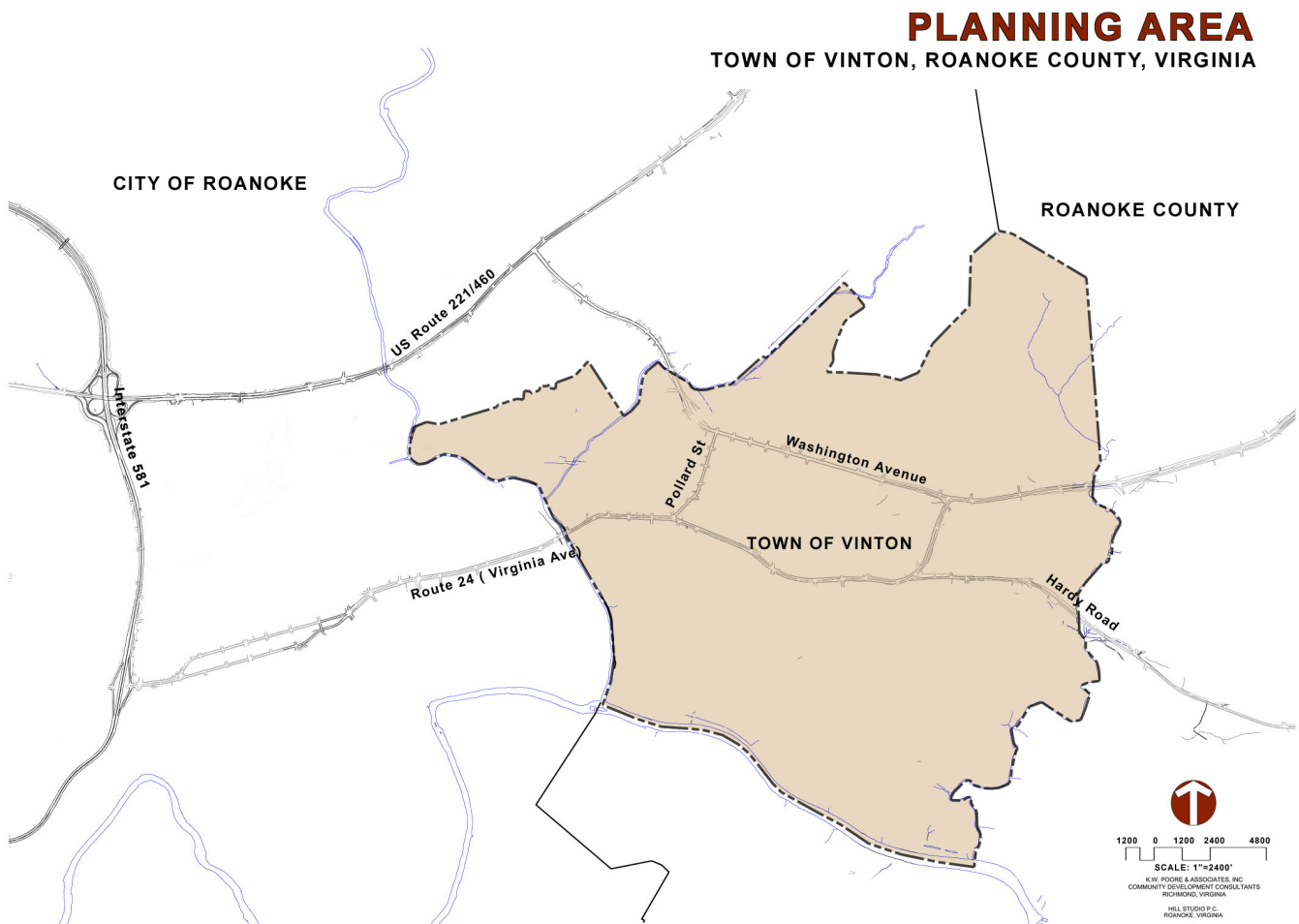
Map A

Description of the Planning Area

Vinton is a small, diversified urban center that serves a hard working blue-collar population. Located within the Roanoke Valley, Vinton's population has access to numerous opportunities for employment and recreation in the immediate vicinity.

The Planning Area Map shown below indicates the more immediate planning area for Vinton. While the Town has no extraterritorial power related to planning, it is recognized that municipal boundaries are somewhat artificial for planning purposes. Vinton and its neighboring communities in Roanoke City and Roanoke County share many social, economic, and land use relationships which transcend their political boundaries.

The majority of the planning area is within Roanoke County as seen on the map. Roanoke County is currently coordinating their Comprehensive Plan update with Vinton. Roanoke County Board of Supervisors will consider the proposals for the planning area and take steps in coordination with the Town to implement the plan's recommendations.



Map B

CHAPTER II

Background Analysis



BACKGROUND ANALYSIS

Historical Overview

The land that makes up what is known today as the Town of Vinton was settled in the mid-18th century as settlers moved westward into the Roanoke Valley to utilize its fertile soil and plentiful water supply. The Vinton area was first known as Gish's Mill named after two early settlers. David and Christian Gish. During the early 1800's the Atlantic, Mississippi, and Ohio Railroad expanded into the Roanoke Valley and opened up a viable avenue for expansion within the region. In 1838, Roanoke County was formed which included Gish's Mill. Gish's Mill became a popular stop along the railway due to Gish's depot which originated as a small boxcar and evolved into a structure after the Civil War.

Roanoke City was chartered in 1882 as new construction boomed in the recently founded city. As settlers of the Gish's Mill area saw the formation of Roanoke County and Roanoke City, a movement began in the late 1870's to incorporate the Gish's Mill area. This movement was led by the Gish family who assisted in delineating boundaries, platting individual building lots, and constructing a schoolhouse. Incorporation was supported locally and a name was created. On March 17, 1884, the Virginia General Assembly formally recognized the Town of Vinton with a population of over 500 people and a landmass of approximately one square mile.

Perhaps one of the greatest mysteries about Vinton is the unknown origin of the name of Vinton. Many credit B.A. Jones, a local merchant, with deriving the name from two prominent families' of Gish's Mill, the Vinyard's and Preston's. Others in the area believe the name is a representation of Vinyard's Town, as the Vinyard family owned most of the area.

Vinton continued to boom in the late 1800's because of the shift from an agricultural society to an industrial society in the Roanoke Valley. The laborers for these industries often lived in Vinton because of its close proximity to the railroad and the associated industry's surrounding it. In the early 1900's Vinton saw a bank, knitting mill, enamel factory, and canning company established themselves within the Town's corporate limits. The first electric railway car was operational in 1920, followed soon thereafter by its first automobile dealership in 1926. As the United States fell into the Great Depression, Vinton's boom was halted and the Town's population leveled off at 3,500 people heading into World War II.

Recent History

Over the past 50 years, nearly all of the old businesses have vanished as Vinton grew from a rural community to an industrial crossroads into largely a bedroom residential community within the metropolitan area. Throughout this long and gradual period of transition, the Town has strived to keep pace with the times providing basic services, a higher standard of living, and essential community facilities.

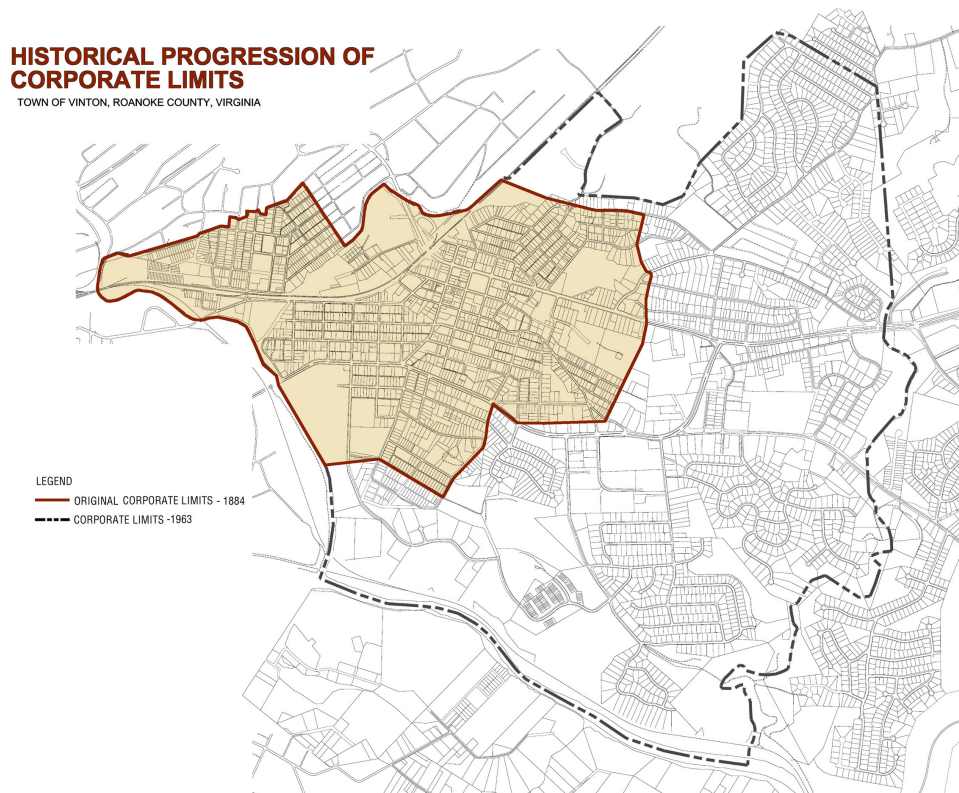


In 1948, the Vinton War Memorial was constructed on Washington Avenue as a reminder for the Town's World War II veterans and their families. The elegant brick building is located in War Memorial Park on a grassy knoll. It is viewed as the prominent location within Vinton to host weddings, banquets, and luncheons.

The annual Vinton Dogwood Festival was established around this time period and still remains an important tradition today. The Blue Ridge Parkway also was constructed during this period which generated an increase in traffic flow through the Town. By 1960, U.S. Census records indicate that Vinton no longer had an operational farm within the Town.

One of the most significant developments in Vinton's history was the 1963 annexation of Roanoke County property (see map below) which increased Vinton's landmass to 3.2 square miles, almost triple its previous size. Vinton's population nearly doubled because of the annexation and brought significant commercial and residential developments into the corporate limits.

In the future, Vinton can play a more prominent role within the Roanoke Valley. While Vinton may never be able to compete with the City of Roanoke, the Town can bring unique "quality of life" elements to the Valley. This Plan explores both the challenges and opportunities facing the Town as new growth is attracted to the area.



Map C

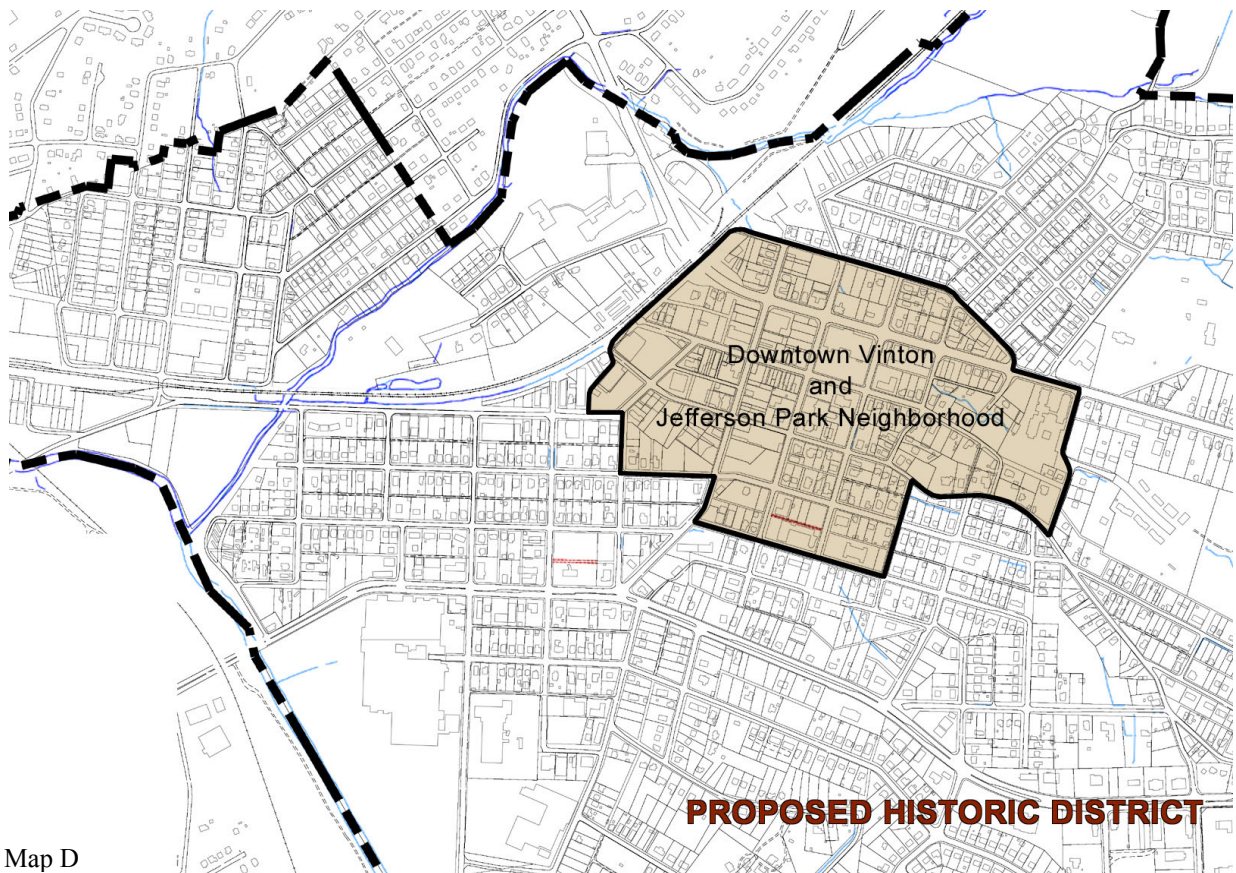
2 -This brief history of Vinton was provided in part by the Virginia Department of Historic Resources, 1993.

Vinton Historic District

At present, the Town of Vinton does not contain a Historic Overlay District. There are numerous historic structures and sites scattered throughout the Town and Roanoke County that are directly related to Vinton's History including pre 1940's working class neighborhoods and associated housing, Vinton's Town Clock, Roland E. Cook School, Vinyard Family Cemetery, and several old railroad houses.

Creating a Historic Overlay District would afford property owners the opportunities to obtain historic tax credits and use various incentives to improve and preserve the history of Vinton. The proposed Historic District centers on Vinton's downtown and the Jefferson Park neighborhood as illustrated on the map below. The area contains four prominent churches, the Farmer's Market, the Vinton Town Clock, Roland E. Cook Elementary School, the Vinton Museum, and many commercial and residential structures that contribute to the area's historic fabric. The boundary consists of Madison Avenue on the north, extending to Pine Street on the east, turning south to Jefferson Avenue then heading westward encompassing the school and municipal building and extending to the railroad, then heading north back to Madison Avenue.

This proposed district constitutes only one (1) priority area that can be adjusted as deemed appropriate. Other proposed additions may include the Cleveland neighborhood, Vinyard neighborhood, and War Memorial Park. Overlays should also be assessed for the Gladetown and Midway neighborhoods to capture and preserve additional historic resources. Proposed methods for establishing a Historic Overlay District can be found in the Economic and Community Development Plan.



Physiographic Conditions

Drainage

The most prominent natural feature in Vinton is the Roanoke River, its tributaries, and the broad adjoining floodplains. The Roanoke River serves a variety of functions for the Roanoke Valley including a source of drinking water, a recreational resource, and a discharge site for treated effluent. The Roanoke River and its tributaries also serve as receiving waters for local surface and stormwater runoff.

The planning area lies within the Roanoke River Watershed. This means that all area streams flow either directly or indirectly into the river. The principal tributaries that affect Vinton are Wolf Creek on the east and Tinker and Glade Creeks on the west and north. The Roanoke River Watershed will not dictate the manner in which sewer facilities are provided because the entire Town is currently connected to the public sewer system. However, the watershed does have a profound effect on the areas prone to flooding as shown on the Environmental Constraints Map which has a real implication in land use planning.

Floodplains

The Environmental Constraints Map on the following page shows the location of 100-year floodplains within the Vinton planning area. Floodplains are defined as areas which have a 100% probability of being flooded over a 100-year time span; or a 1% chance of being flooded each year.

In order for property owners to qualify for flood insurance, localities must administer ordinances that regulate development practices within the 100-year floodplain. Currently, the Town's Flood Insurance Program is administered by the Town of Vinton's Planning and Zoning Department and Roanoke County's Community Development Department. The program is in compliance with the Federal Emergency Management Agency's (FEMA) regulations. In 1993 the U.S. Army Corps of Engineers conducted a Flood Insurance Study for FEMA, which calculated the elevation and flow characteristics of both 100-year and 500-year floods in the Vinton Area. A Flood Boundary Map was also prepared as part of the study and should be consulted for detailed site and engineering purposes.



The Roanoke River at Vinton's southern boundary

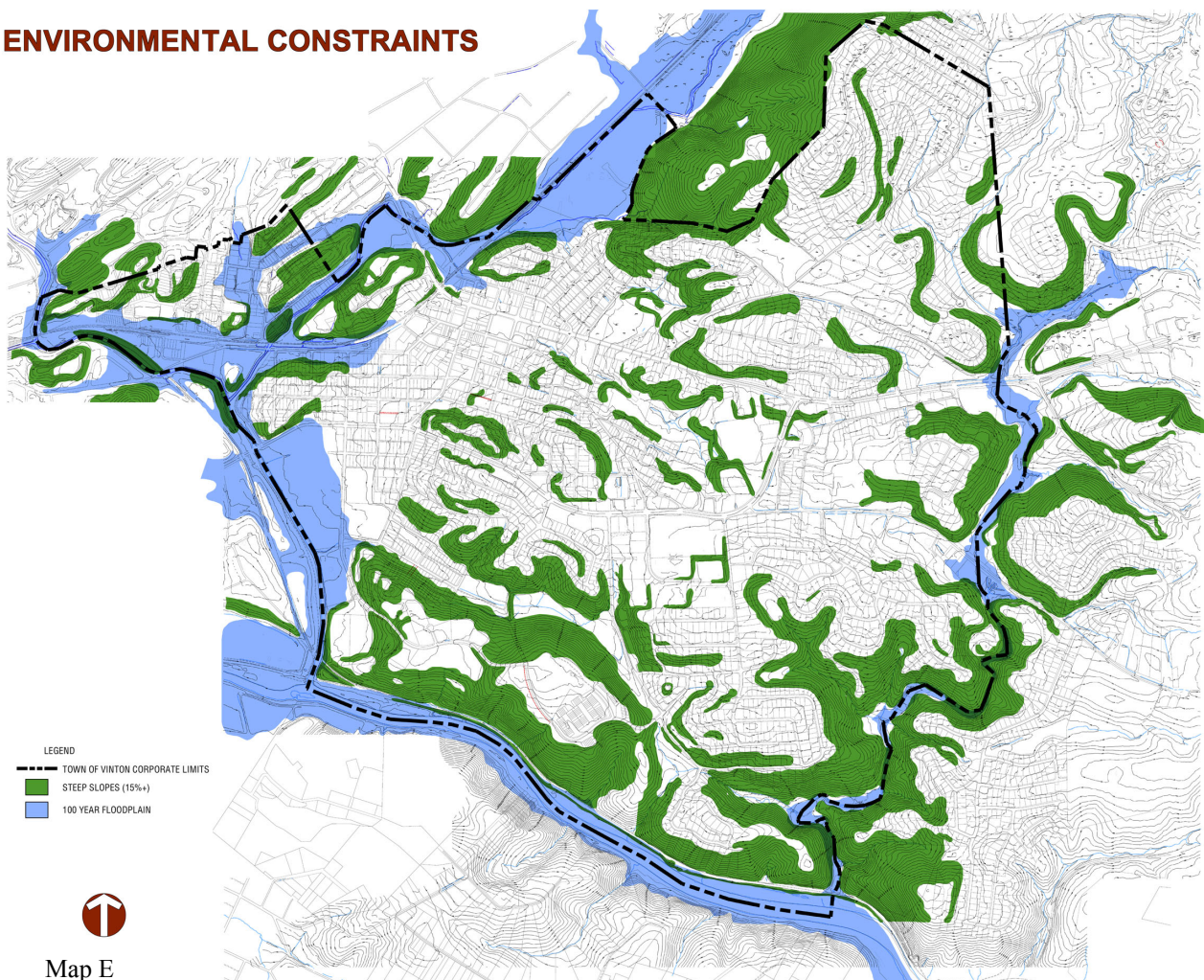
The Roanoke River and its tributaries are the natural features exerting the greatest impact upon the community. Over the years, occasional flooding in the Vinton area has caused millions of dollars in damages to private and public property. The hardest hit areas are usually the low-lying portions of the community found near the Roanoke Rivers large tributaries, Tinker Creek, Glade Creek, and Wolf Creek. In particular, the Midway area along Vinton's western border with the City of Roanoke has been subjected to substantial flood damage.

Topography

The topography of the planning area is characterized by a variety of features including ridgelines and steep slopes leading into gently rolling flatland basins. In many places, local streams have cut deeply into the hillsides, leaving steep slopes. Development in these areas is difficult and costly due to the problems associated with water runoff, road construction, and cost of development.

Most of the steeper grades (over 15%) are concentrated near the southern and southeastern perimeter of Town or along major drainage ways. The Environmental Constraints Map depicts areas of steep slopes in and near the Town.

ENVIRONMENTAL CONSTRAINTS



Hydrology

Vinton and its environs are located in the foothills of the Blue Ridge Mountains. The Town receives all of its water from groundwater wells. The Town currently operates 14 wells located in two water systems, Vinton and Falling Creek. A fifteenth well has been drilled, tested, and capped and may be placed into service in 2004. The withdrawal rate of these wells is currently 4.35 million gallons per day (mgd) while Vinton's average demand is 1.4 mgd with a peak of 2.1 mgd. Vinton is almost fully developed and the future water demand is projected to be 0.4 mgd more than the town's current daily water usage according to a Long Range Water Supply Study conducted by Black and Veatch.

Vinton's ample groundwater places the Town in a favorable position for the coming years. The Town also has no treatment plants because all of its water is groundwater and does not come from sources such as the Roanoke River and Smith Mountain Lake.

Soils

Soil types are an important factor in determining land use and suitability characteristics. Soils data can be highly useful in evaluating the suitability of land for building site development, sanitary facilities, recreational development, agriculture, and water management. The Soil Conservation Service (SCS) published a formal Soil Survey for Roanoke County, including the Town of Vinton, in 1997.

In Vinton the majority of land area consists of Hayesville Series of soils. This soil type has the following characteristics:

- a) Deep, well drained soils
- b) Gently sloping to very steep ridges
- c) Moderate permeability
- d) Topsoil of fine sandy loam; red to yellow-brown subsoil
- e) Moderate to slight limitations for septic tank use

The remainder of land in the planning area falls within the Alderflats Series and Udorthents urban land complex. The Alderflats Series has the following characteristics:

- a) Deep, poorly drained soils
- b) Nearly level upland depressions
- c) Slow permeability
- d) Top soil of silt loam; dark grayish brown to olive gray subsoil
- e) Severe limitations for septic tank use

Udorthents urban land complex includes materials that have been reworked by machinery in the past and consist of loamy materials that have been placed over soils of varying drainage classes on floodplains. The most common problems impacting building site development in and near Town are related to soil erosion and presence of mixed alluvial soils (soil material deposited by running water). These limitations tend to be more pronounced in the steep and flood prone areas of the community. In addition, since all of Vinton is served by public water and sewer service, there is not a concern with septic system soil suitability.

Existing Land Use

Overview

Existing land uses in Vinton will strongly influence the location and type of future development. Once land use patterns become established, they cannot be readily changed. The existing network of structures, streets, and public utilities represent a substantial investment that should be respected and maintained. However, as time and circumstances permit, non-conforming and poorly sited uses should be phased out or directed to more compatible areas. The Land Use Plan and Zoning Ordinance should guide these efforts.

Existing Land Use Survey

The existing land use pattern for Vinton is illustrated on the Existing Land Uses Map following this page. The present use of all property was compiled from field surveys conducted by K.W. Poore & Associates, Inc., May 2003. All property lines shown are based on Roanoke County tax maps and subdivision plats recorded at the time of the survey.

The major categories of land use are as follows:

1. **Single-Family Residential.** Conventional single-family homes on individual lots. Examples are single-family residences in older sections of Town and homes in new subdivisions.
2. **Multi-Family Residential.** Includes two-family dwellings (duplexes), as well as larger apartment buildings and other group housing developments.
3. **Manufactured Homes/Trailer Parks.** Includes individual manufactured and mobile homes and mobile home/trailer parks.
4. **Retail and Service.** Includes all types of retail outlets such as gift shops, convenience stores, clothing shops, gas stations, restaurants, and car dealerships.
5. **General Commercial.** Includes auto repair shops, bulk storage, and warehouses.
6. **Business/Professional Service.** Includes general offices, dentists, doctors, law firms, insurance agencies, optometrists, and other such professional services.
7. **Light Industrial.** Low-intensity industrial uses including light manufacturing or processing of value-added goods.
8. **Heavy Industrial.** Heavy manufacturing of value-added goods including processing, packaging, and treatment of manufactured products and materials.
9. **Community Facilities.** This category includes all Town's buildings and land, pump stations, water storage, and schools.




EXISTING LAND USE

TOWN OF VINTON, ROANOKE COUNTY, VIRGINIA




LEGEND

LAND USE CLASSIFICATIONS




Residential

-  SINGLE FAMILY
-  MOBILE HOME
-  MULTI-FAMILY



Commercial

-  GENERAL COMMERCIAL
-  RETAIL & SERVICE
-  BUSINESS / PROFESSIONAL SERVICE

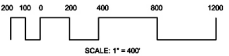
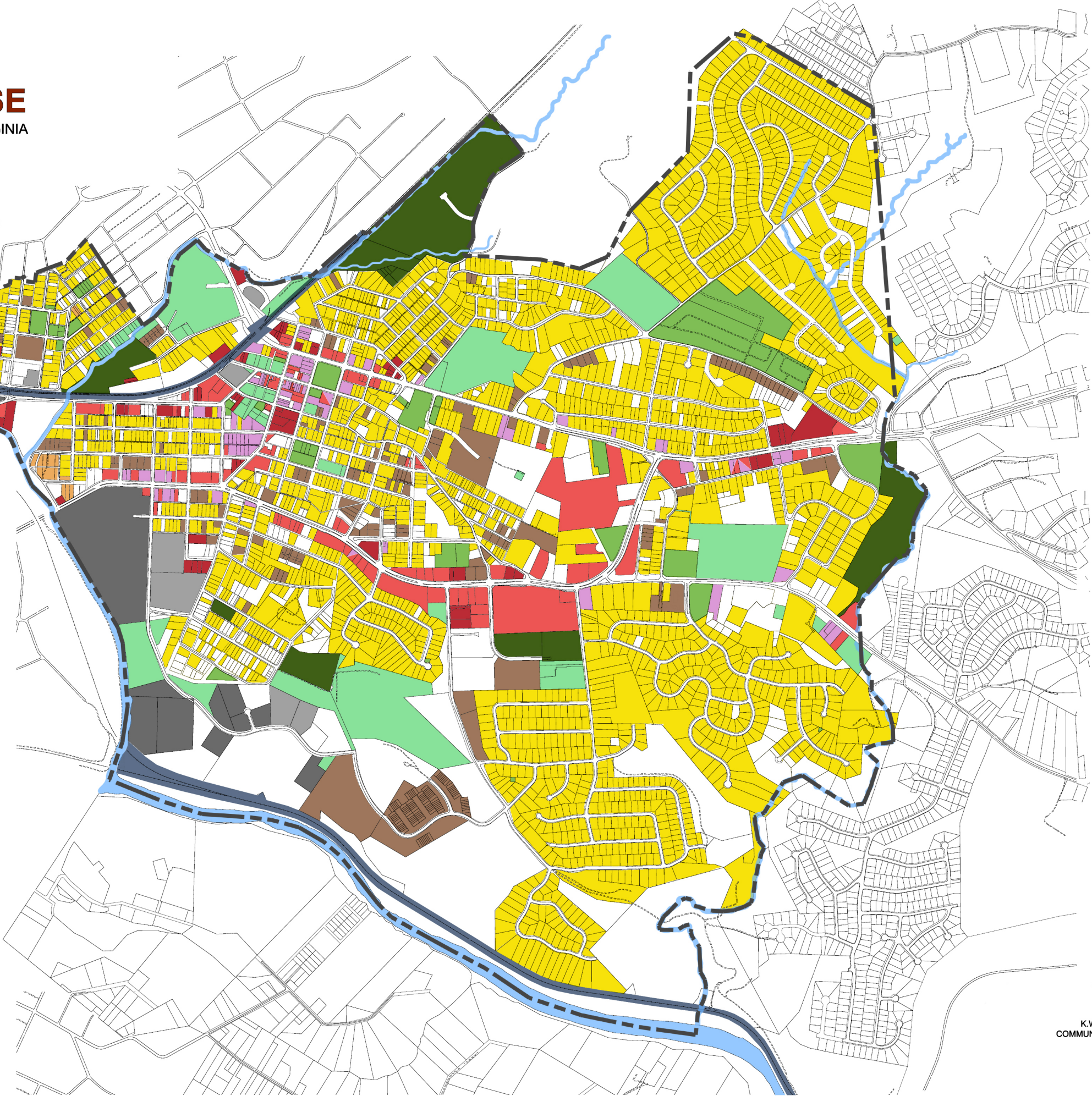
Industrial

-  LIGHT INDUSTRIAL
-  HEAVY INDUSTRIAL
-  RAILROAD ROW

Public & Semi-Public

-  COMMUNITY FACILITIES/
PLACES OF WORSHIP, CEMETERIES
LODGES
-  PARKS & RECREATIONS

-  VACANT



K.W. POORE & ASSOCIATES, INC
COMMUNITY DEVELOPMENT CONSULTANTS
RICHMOND, VIRGINIA
HILL STUDIO P.C.
ROANOKE, VIRGINIA

10. **Places of Worship/Cemeteries.** Those lands which include all types of churches, lodges, and cemeteries.
11. **Parks and Recreation.** Includes large public parks, small neighborhood parks, recreational facilities, and other recreational areas.
12. **Railroad Right-of-way.** Includes existing railways throughout Vinton.
13. **Vacant.** All undeveloped land including vacant lots, open space, and forestal lands. This category includes lands potentially suitable for development.

Page 16 provides a summary of Existing Land Use data for the Town. Measurements of all land areas were planimetered from the Existing Land Uses Map, May 2003. This information was also compared with land use data from earlier planning documents, including Vinton's 1994 Comprehensive Plan. This comparative analysis helps reveal past growth trends and probable forms of future development.

Development Trends

Throughout the years, Vinton has developed around its downtown area which is adjacent to the Norfolk Southern Railway and in between the Town's two major commercial corridors, Washington Avenue and Virginia Avenue (Route 24). Vinton is largely developed and most of the existing vacant land within the Town is steep sloped which prohibits development without incurring extensive costs. The following sections describe Vinton's existing land use pattern by the major use categories.

Residential Uses

Of the developed land within Town, the predominant use is residential (50.7%). While single-family development is the most prevalent (775 acres), several multi-family and duplex developments (85 acres), along with a small trailer park (3 acres) broaden the residential mix.

Residential land use in Vinton is typical of small urban towns, with the majority of new single family in the northeast peripheral and the older, denser neighborhoods found adjacent to downtown and the railway right-of-way. In general, the newer residences are sited on larger lots and are single-family dwellings. The older neighborhoods are situated on smaller lots and contain a greater number of duplex and large multi-family dwellings.

Over the past decade, a moderate amount of single-family development has occurred in the northeastern portion of the Town. The Meadows and Bush Farms Subdivisions are included in this development and are potentially the last large single-family subdivisions that will be built within Vinton as the current Town limits stand. Additional growth has been in the form of infill single-family dwellings throughout Vinton's older neighborhoods (Gladetown, Midway, Jefferson Park, Cleveland, and Vinyard). The majority of Vinton's future growth will have to come from infill development if the Town's corporate limits remain unchanged.

Commercial Uses

Existing commercial uses are primarily concentrated along two heavily traveled corridors, Virginia Avenue (Route 24) which leads into Hardy Road (Route 634) and Washington Avenue which turns into Route 24. Walnut Avenue is also a corridor where commercial uses are located, along with Bypass Road (Route 24) and Vinton's downtown area.

The majority of new commercial development in Vinton is located along Vinton's two main commercial corridors. This type of development generally includes service stations, convenience stores, and fast-food franchises. These sites are often amidst the more traditional retail and service establishments. Heavily traveled corridor growth has fueled strip development along Route 24 and Hardy Road which has taken business away from Vinton's downtown.



Vinton's Downtown (easterly view on Lee Street)

In the downtown core in and around Pollard Street, there are mixes of new and old commercial buildings that are predominately single story. The older structures in the downtown have been adaptively reused throughout the years to better suit Vinton's retail, service, and office needs. Occupancy rates in the downtown area is a concern but not a major problem. However, stabilizing downtown merchants and eliminating moderate turnover levels in the area is a concern that needs to be addressed for Vinton to remain a traditional downtown.

Industrial Uses

At present, Vinton has a handful of industrial sites including Vinton Scrap Metal, Southern States, Precision Fabrics Group, Dunman, and Aramrak Services. Several vacant lots zoned for industrial uses off 3rd Street are available for development and have access to water and sewer lines. While the parcels for industrial uses are limited, Vinton possesses a potential to bring in a few smaller industries to increase its tax base while providing additional avenues of employment for its citizens.

Precision Fabrics Group, shown to the right, is a major employer not only for Vinton but the entire Roanoke Valley Region.

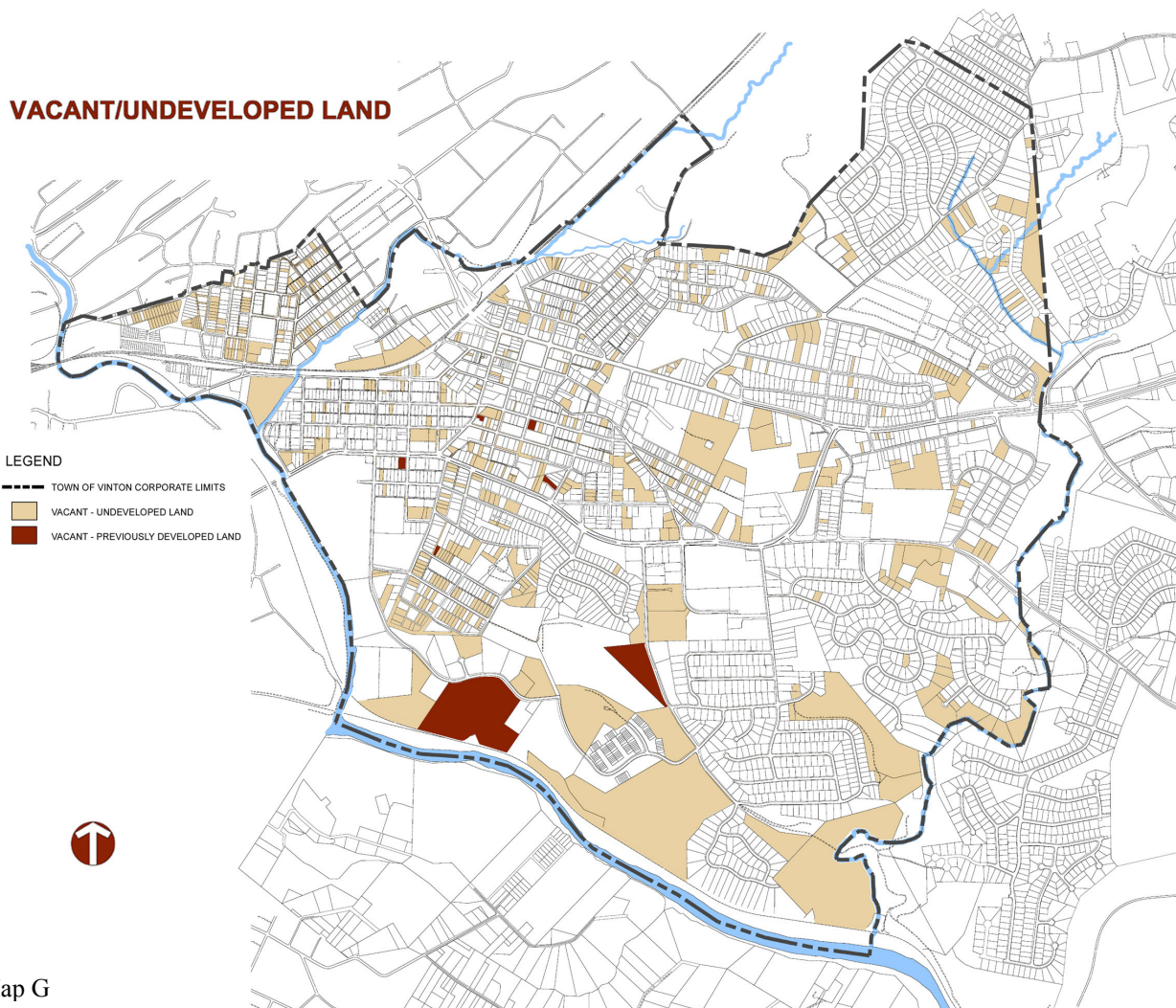


Public and Semi Public Uses

Public land use in Vinton consists of several municipal and community facilities, such as Town Hall, the Firehouse, Police Station, and four public schools. There are also a number of local churches and other civic buildings. In addition, Roanoke County's Department of Health building is located Vinton's downtown. Land devoted to parks and recreation may be found at the four area schools as well as Gearhart, Vinyard, and War Memorial Parks. A community-orientated recreation center is found at the Craig Avenue Recreational Facility on Chestnut Street.

Vacant Land

Of the Town's total land area, 16.7% (343 acres) remains vacant or undeveloped (see Map below). The majority of Vinton's undeveloped land consists of heavily wooded areas with steep slopes that are not optimal for development. The exception to this lies off 3rd Street which is composed of several vacant sites currently zoned for industrial uses.



Coordination of Town & County Planning Programs

In the years ahead, many planning related decisions must be made that will directly affect the quality of life for residents of Roanoke County and the Town of Vinton. Given Vinton's smaller size and more limited staff, it must work in conjunction with the County. Vinton should utilize County resources such as technical assistance, funding support for some local services, assistance with site plan reviews, and special grant applications. The Town must actively support, when appropriate and beneficial to the community at large, Roanoke County's economic development initiatives. This effort takes on additional significance because of the revenue sharing agreement the Town of Vinton and Roanoke County have for a portion of eastern Roanoke County which is served by Vinton's public water and sewer service.



In summation, it is important that both localities initiate and foster an atmosphere of cooperation on inter-jurisdictional issues. Both governing bodies must communicate openly and work together in order to ensure compact, orderly growth and conservation of the area's natural resources.

Table 2

EXISTING LAND USE
Town of Vinton

Land Use Classification	Total Acreage	Percentage of Town Area	Percentage of Developed Area
Residential			
Single-Family	775	37.9%	45.4%
Duplex/Multi-Family	85	4.2%	5.0%
Manufactured Homes/Trailer Parks	3	0.1%	0.2%
Total	863	42.2%	50.6%
Commercial			
Retail and Service	88	4.3%	5.2%
General Commercial	17	0.8%	1.0%
Business/Professional Service	21	1.0%	1.2%
Total	126	6.1%	7.4%
Industrial			
Light Industrial	26	1.3%	1.5%
Heavy Industrial	83	4.1%	4.9%
Total	109	5.4%	6.4%
Public/Semi-Public			
Community Facilities	118	5.8%	6.8%
Places of Worship/Cemeteries/Hospitals	66	3.2%	3.9%
Parks & Recreation	62	3.0%	3.7%
Total	246	12.0%	14.4%
Transportation			
Streets/Roads	326	15.9%	19.1%
Railway Right-Of-Way	35	1.7%	2.1%
Total	361	17.6%	21.2%
TOTAL DEVELOPED	1705	83.3%	100.0%
TOTAL UNDEVELOPED			
Vacant Land	343	16.7%	
Total	343	16.7%	
TOTAL ACREAGE	2048	100.0%	
Source: Land Use Field Surveys, K.W. Poore & Associates, Inc., May 2003.			

Population Characteristics and Trends

The study of Vinton's population characteristics provides an important foundation for the planning of capital improvements and town services. As future growth demands are evaluated, a reasonably accurate forecast of population size is needed for the community, as well as for specific demographic groups. In addition, growth trends should be analyzed from a regional perspective, since other agencies and authorities may provide local services.

Comparative Population Analysis

Vinton is the only incorporated Town in Roanoke County, with a current population of approximately 7,700 persons. The Town is located in the eastern portion of the County and shares its western border with the City of Roanoke. Vinton is in close proximity to major highway access, approximately 2 miles to Interstate 581, located in the City of Roanoke.

Table 3 COMPARATIVE POPULATION GROWTH Town of Vinton and Environs					
<u>LOCALITY</u>	<u>1980</u>	<u>1990</u>	<u>1980-1990 % CHANGE</u>	<u>2000</u>	<u>1990-2000 % CHANGE</u>
Town of Vinton	8,027	7,665	-4.5%	7,782	1.5%
Roanoke County	72,945	79,332	8.8%	85,778	8.1%
Salem City	23,958	23,756	-0.8%	24,747	4.2%
Roanoke City	100,220	96,397	-3.8%	94,911	-1.5%
Roanoke MSA	224,341	224,477	0.1%	235,932	5.1%
<hr/> Source: 1980, 1990, 2000 U.S. Census of Population (MSA is an abbreviation for Metropolitan Statistical Area)					

As evident in Table 3, Vinton's population declined at a modest pace (4.5%) during the 1980's. Based on 2000 Census data, Vinton's population experienced a slight increase in the 1990's (1.5%). These trends are similar with other localities in the region, but at a slightly slower rate of growth, with the exception of Roanoke City which experienced a decline in population during the 1990's.

The main factor that has contributed to Vinton's lack of growth in the 1990's is the unavailability of developable land. Vinton experienced considerable residential development in the early 1900's through late 1920's as well as the 1960's through late 1970's according to the U.S. Bureau of the Census. These timeframes reflect the architecture currently seen in Vinton in both the older traditional neighborhoods and the newer subdivision developments. Vinton has experienced some growth recently due to two newly constructed subdivisions in the northeastern portion of Town, Bush Farms and The Meadows.

The Meadows and Bush Farms subdivisions were the last two large developable parcels within the Town limits for single-family detached homes. Surrounding areas in eastern Roanoke County outside of Vinton have experienced recent growth because Vinton has limited suitable developable land.

The eastern County distribution pattern is reflected in the census figures below.

Table 4 POPULATION GROWTH BY CENSUS TRACT Roanoke County (1990-2000)				
<u>Census Tract #</u>	<u>1990</u>	<u>2000</u>	<u>POPULATION CHANGE</u>	<u>1990-2000 % CHANGE</u>
309 (County)	4,754	5,512	758	16.0%
310 (County)	3,612	3,829	217	6.0%
311 (Vinton)	7,665	7,782	117	1.5%
312 (County)	7,170	8,939	1769	26.7%
<hr/> Source: 1990, 2000 U.S. Census Population Statistics				

As shown in Table 4, the Vinton census tract received the lowest share (1.5%) of the eastern portion of the County's growth over the past decade. Vinton was outpaced by surrounding census tracts, especially tract 312 which borders the Town's eastern edge. These growths in population are expected to continue in the County due to available developable land.

Select Demographic Groups

A detailed breakdown of Vinton's population is shown in Tables 5 and 6. As reflected in Table 5, Town residents are predominately white (94%), with minority residents comprising about 6% of the population. As indicated in Table 6, Vinton has a large number of elderly residents, with

16.5% of the 2000 population age 65 years of age or older. The core workforce (combined ages 25-64) in Vinton increased moderately (12.1%) between 1990 and 2000 as Vinton's population has grown older. Vinton's school age population has decreased by 3.8% while those children under the age of 5 has increased 11%. Females outnumber males by approximately 8% according to 2000 U.S. Census data. Aside from the low minority concentration, Vinton's population is similar to that of the state and nation.

Table 5 POPULATION BY RACE AND ETHNIC ORIGIN Town of Vinton (1980 - 1990)				
<u>Race/Ethnic Origin</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>% Change 1980-2000</u>
White Persons	96.8%	95.8%	94.3%	-2.5%
African-American Persons	3.0%	3.2%	3.4%	0.4%
Other Race/Ethnic Origin	0.2%	1.0%	2.3%	2.1%
Source: 1980, 1990, 2000 U.S. Census of Population				

Table 6 POPULATION BY AGE GROUP Town of Vinton (1990-2000)			
<u>Age Group</u>	<u>1990</u>	<u>2000</u>	<u>% Change 1990-2000</u>
Under 5 years	445 (5.8%)	494 (6.3%)	11.0%
5 - 19 years	1532 (20.0%)	1,474 (18.9%)	-3.8%
20 - 24 years	551 (7.2%)	463 (5.9%)	-16.0%
25 - 44 years	2370 (30.9%)	2,254 (28.9%)	-4.9%
45 - 64 years	1549 (20.2%)	1,813 (23.4%)	17.0%
65 years and over	1218 (15.9%)	1,284 (16.5%)	5.4%
TOTAL	7,665 (100%)	7,782 (100%)	1.5%
Source: 1990, 2000 U.S. Census of Population			

Based on 2000 Census figures, the proportion of elderly in Vinton (16.5%) is notably higher than the state average (11.2%). As shown in Table 7, Vinton residents also have a higher median age (37.9 years) than the state, but lower than the rest of the Roanoke Valley with the exception of Roanoke City. It is also important to note that the surrounding region is experiencing larger net increases in median age than Vinton over the 1990-2000 timeframe.

Table 7 COMPARATIVE MEDIAN AGE Roanoke Valley Region			
<u>Locality</u>	<u>1990 Median Age</u>	<u>2000 Median Age</u>	<u>Net Change 1990-2000</u>
Vinton	36.0	37.9	1.9
Salem City	37.2	39.2	2.0
Roanoke City	35.2	37.6	2.4
Roanoke County	37.3	40.9	3.6
Virginia	32.6	35.7	3.1
Source: 1990, 2000 U.S. Census of Population			

The statistics for Vinton generally echo national trends of an expanding elderly population due to increasing improvements in health care. The significance of this, for the next few decades, is that there will be an increasing demand for affordable, diverse forms of elderly housing in Vinton and the Roanoke Valley. Housing types may range from assisted living centers for the more active, independent seniors to full-service retirement homes with nursing and medical facilities. In addition to housing, a growing elderly population will create demand for specialized types of health care, social, and human services. Also to be noted is that the first baby boomers (born 1946-1964) will begin reaching retirement age around the year 2008. Since this period of increased retirement falls within the planning period, local government, developers, and social service organizations should begin to plan now for a substantially increased demand in elderly services and facilities.

Population Projections

The following projections utilize three (3) alternative methods to forecast the Town's population over the next thirty years. Each method is based on a different set of planning assumptions. More specific calculations may need to be developed over the years to support changes that may occur in Vinton. The figures below constitute a reasonable range of what the Town's future population will be over the indicated ten-year time spans.

Table 8 POPULATION PROJECTIONS Town of Vinton (2000-2030)			
<u>Year</u>	<u>Method One</u>	<u>Method Two</u>	<u>Method Three</u>
2000	7,782	7,782	7,782
2010	8,236	8,405	7,899
2020	8,645	9,077	8,017
2030	9,055	9,803	8,137
Source: Virginia Employment Commission			

Projection Methods

1. Proportional Ratio of County Growth. Assumes the Town will continue to absorb a consistent, proportionate share of the County's overall growth for the period 2000 – 2030. County projections are based on Virginia Employment Commission (VEC) forecasts last revised on May 2, 2003. Town population in the year 2000 of 7,782/County population in the year 2000 of 85,778 = 9.1%. Projected 2010 county population of 90,500 x 9.1% = 8,236. Projected 2020 county population of 95,000 x 9.1% = 8,645. Projected 2030 county population of 99,500 x 9.1% = 9,055. Assumes the Town will grow at an annual growth rate of approximately 0.6%.
2. Straight-line Projection based on Town Growth. Based on the average past population growth from 1970 – 2000 for the Town of Vinton. Assumes the Town will grow at approximately the same annual growth rate of 0.8%. Vinton had a 1970 population of 6,347 persons which increased to 7,782 in 2000.
3. Adjusted Straight-line Projection. Based on Vinton's past population growth from 1990-2000, which includes insufficient developable land that has become a major limiting factor. Assumes the Town will grow at an extremely slow annual growth rate of approximately 0.15%. This scenario assumes the Town will not annex land from Roanoke County within the next 30 years.

NOTE: All numbers are rounded. VEC projections for Roanoke County are based on Count Question Resolution (CQR) Program.

Projection method three, Adjusted Straight-line Projection is the most appropriate for Vinton in the near future. Approximately 85% of Vinton's land is currently developed with the remaining 15% in flood plains or on steep slopes. Vinton will also not be acquiring land through annexation as the Town currently has a revenue sharing agreement with the County which prohibits annexation.

All users of the population data should keep in mind these are "projections" and should be viewed as such. Economic development initiatives, infrastructure improvements, the health of the national and regional economy, and a wide range of other public and private activities could dramatically alter the area's future growth potential. Projections are based on past and current trends and are forecasts of what will probably occur in the absence of major changes.

Economy, Labor Force, and Economic Development

Vinton offers local residents a place to work, live, and acquire certain goods and services. In the past, the Town's commerce was largely based on the railway economy and the downtown area, with various industries and small retail businesses.

In more recent years, Vinton has catered and benefited from its location. The local economy has been expanded because of two heavily traveled major corridors crossing through the heart of the Vinton. Today, the Town's commercial activity is increasingly characterized by retail trade, personal services, and highway-oriented businesses such as fast-food franchises, gas stations, and convenience stores.

Table 9		MAJOR EMPLOYERS	
		Town of Vinton	
<u>Employer</u>		<u>Product/Service</u>	
Precision Fabrics Group, Inc.		Textile Manufacturing	
The Berkshire Health Care Center		Health Care Services	
Roanoke County Schools		Educational Services	
Aramark Uniform Services		Uniform Services	
Kroger		Grocery Store	
Town of Vinton		Local Government	
Southwest Construction Inc.		Construction Services	
Winn Dixie		Grocery Store	
Southern States Mill		Agriculture Manufacturing	
Big Lots		General Merchandise	
Utz Quality Foods, Inc.		Food Services Distribution	
M & W Fire Apparatus		Fire Apparatus Manufacturing	
Carilion Health System		Healthcare Services	
Source: Town of Vinton			

The Town of Vinton offers a wide variety of employers for its residents. Vinton has also added 66 new businesses to the Town's tax base since 2000. In addition, each year since 2000 the number of new businesses that have located in the Town has risen, from 13 in 2000 to 26 in 2003 as of September 26.

A large number of Vinton residents also out-commute for purposes of employment. Vinton is located in the largest metropolitan area in southwestern Virginia that supports dozens of diverse large employers. A representative list of the larger regional employers near Vinton is provided in Table 10.

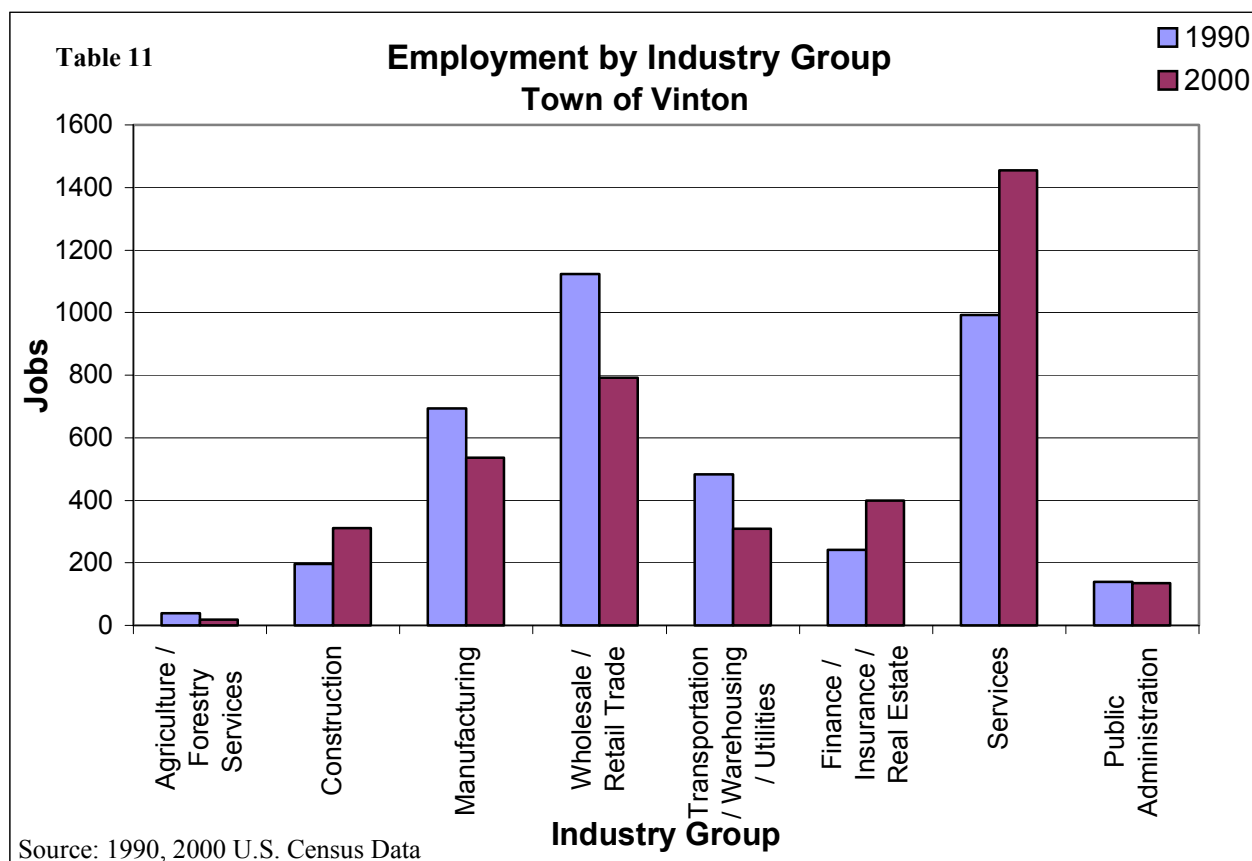
Table 10 REGIONAL EMPLOYERS Roanoke Valley Region		
<u>Employer</u>	<u># of Employees</u>	<u>Product/Service</u>
Carilion Health System	7,047	Healthcare Services
Roanoke City Public Schools	2,580	Educational Services
City of Roanoke	2,477	Local Government
First Union	2,030	Banking/Financial Services
Norfolk Southern	1,970	Railway/Construction
Commonwealth of Virginia	1,965	State Government
Advance Stores Co Inc	1,955	Management Services
Wal-Mart Stores	1,588	General Merchandise
ITT	1,560	Machinery Manufacturing
Kroger	1,467	Grocery Store
Veterans Administration Hospital	1,435	Hospital
Lewis Gale Hospital	1,388	Hospital
Allstate	1,333	Insurance Services
Manpower Temporary Services	1,223	Staffing Services
General Electric	1,133	Electrical Manufacturing
County of Roanoke	1,103	Local Government
City of Salem	1,088	Local Government
Note: The Roanoke Valley Region consists of City of Roanoke, City of Salem, Roanoke County, and Town of Vinton.		
Source: Regional employers for the Roanoke Valley Region provided by Roanoke City Economic Development Department.		

Employment Trends and Characteristics

From a planning perspective, all local economies are considered to have two distinct segments: basic and non-basic (support services). Basic economic sectors in Vinton such as manufacturing involve sale of goods to consumers outside the local area. Non-basic sectors, such as retail, involve sale of goods and services within the local community.

Vinton's market presently supports a labor force of over 4,000 workers. Table 11 provides a breakdown of the major employment groups. In the past 10 years the service sector has become the largest employer, accounting for 37% of the Town's employment as of 2000, an increase of 11% from 1990. This trend is not only seen locally but nationally as the nation continues to transform into an information-based, service oriented economy. Coinciding with an increase from the service sector, finance, insurance, and real estate businesses have expanded 4% from 1990 to 2000 primarily due to economic growth both regionally and nationally.

Retail and wholesale trade also contribute significantly to the local employment base but has declined 9% from 29% in 1990 to 20% in 2000. As the service industry absorbs more employees in Vinton, the retail and wholesale trade industries have seen the sharpest decline. The construction industry has grown 3% in the 1990s due to some development in Vinton and a large amount of development in Roanoke County. Over the past decade downsizing has resulted in a 4% decline in the manufacturing industry.



Income and Poverty Status

Income and poverty levels are an important measurement used to determine social and economic conditions. While it is recognized that creating and retaining jobs is vital to the growth and development of the community, equally important is the income that is derived from this employment. Income determines how much people spend and the kind of goods and services they are willing or able to buy. In turn, spending as determined by disposable income, influences economic activity, particularly that of the local retail/service sectors. Therefore, a community's capacity to expand and develop is affected by the income and spending patterns of its residents and whether or not they are sufficient to support future economic investment and growth.

Table 12 **COMPARATIVE INCOME AND POVERTY STATUS (1989)**
Roanoke Valley Region

	Per Capita <u>Income</u>	Median Household <u>Income</u>	% Below <u>Poverty Level</u>
Vinton	\$11,976	\$25,227	10.2%
Salem City	\$14,467	\$29,047	5.2%
Roanoke City	\$12,513	\$22,591	16.1%
Roanoke County	\$16,627	\$36,886	4.1%
Virginia	\$15,713	\$33,328	10.2%

Source: 1990 U.S. Census of Population; Summary Tape STF-3

Table 13 **COMPARATIVE INCOME AND POVERTY STATUS (1999)**
Roanoke Valley Region

	Per Capita <u>Income</u>	Median Household <u>Income</u>	% Below <u>Poverty Level</u>
Vinton	\$16,817	\$32,620	9.7%
Salem City	\$20,091	\$38,997	6.7%
Roanoke City	\$18,468	\$30,719	15.9%
Roanoke County	\$24,637	\$47,689	4.5%
Virginia	\$23,975	\$46,677	9.6%

Source: 2000 U.S. Census of Population; Summary Tape STF-3

Tables 12 and 13 compare several income-related components for Vinton, the Roanoke Valley, and the State. The biggest difference is the much higher incomes statewide than in Vinton, Salem City, and Roanoke City. The one exception to this trend in the region is Roanoke County which

has consistently echoed state levels of per capita income and median household income while maintaining the lowest poverty level. While Vinton's median income has risen over \$7,000 from 1990 to 2000 the Town's per capita income in comparison with the States has declined from 76% in 1990 to 70% in 2000. However, this trend can be seen throughout the Roanoke Valley with Salem City suffering the largest loss, at 8%.

Unemployment levels are another important measurement used to determine social and economic conditions. The unemployment rate of a community can effect all aspects of the community including poverty status, crime, and the general appearance of an area. From 1990 to 2000 Vinton has seen the greatest decline in unemployment rates (1.9%) in the Roanoke Valley. The remaining unemployment rates of the Valley have also declined from 1990 to 2000 with the exception of Salem City. Overall there is a positive trend within the Valley and as of July 2003 the trends appear to remain the same as seen in Table 15 below.

UNEMPLOYMENT COMPARISON

1990

2000

2003

2.9%

1.0%

N/A*

Salem City

1.5%

2.4%

2.4%

Roanoke City

3.4%

3.6%

3.6%

Roanoke County

1.5%

1.4%

1.4%*

Virginia

2.9%

2.7%

2.7%

Source: 1990, 2000 U.S. Census of Population; Summary Tape STF-3, Virginia Employment Commission

Table 16**YEAR STRUCTURE BUILT (Town)**

<u>Year Built</u>	<u>Number of Units</u>	<u>% of Total</u>
1939 or earlier	451	13.0%
1940 to 1949	153	4.4%
1950 to 1959	351	10.1%
1960 to 1969	924	26.6%
1970 to 1979	954	27.5%
1980 to 1989	301	8.7%
1990 to March 2000	<u>337</u>	<u>9.7%</u>
TOTAL	3,471	100.0%

Source: 2000 U.S. Census of Population; Selected Housing Characteristics

Table 17 is a comparison of residential building permits for new construction of residential dwellings. As shown below, the County has significantly more permits for new construction than Vinton. On a comparative basis using the County's population of 85,778 and Vinton's population of 7,782 as of the 2000 Census the County averages approximately 1 new residential building permit for every 148 residents while Vinton averages 1 new residential building permit for every 200 persons. This trend is becoming even more apparent as Vinton is almost entirely developed while Roanoke County still has an abundance of developable land for residential dwellings.

Table 17**RESIDENTIAL BUILDING PERMIT DATA**

Town of Vinton and Roanoke County

<u>Year</u>	<u>Vinton Residential Permits</u>	<u>Roanoke County Residential Permits</u>
1995	32	432
1996	22	565
1997	18	650
1998	18	438
1999	15	435
2000	39	580
2001	33	604
<u>2002</u>	<u>18</u>	<u>453</u>
TOTAL	195	TOTAL 4157

Note: Residential permits are only for new construction of residential homes.

Source: Town of Vinton and Weldon Cooper Center.

Housing Assessments For Identified Priority Neighborhoods

While a community-wide survey of housing conditions was beyond the scope of this plan, five (5) priority neighborhoods were identified based on an initial need to be further evaluated. In May 2003, representatives of the firm K.W. Poore and Associates surveyed the Midway, Gladetown, Jefferson Park, Cleveland, and Vinyard Neighborhoods in Vinton which are older working-class neighborhoods that surround the downtown and Vinton's early industries. General conditions of the housing stock based on exterior inspection were determined and the survey rated each residential structure under one of five classifications. These figures are shown in the tables and map exhibits on the following pages. Recommended improvements for each of these neighborhoods can be found in the Economic and Community Development Plan under housing and neighborhood preservation. Exterior features which were observed generally included foundations, roofs, trim, guttering, porches, stairways, chimneys, and siding. The five classifications were as follows:

SOUND

Structure with no defects or very slight defects normally correctable by regular maintenance. Examples of slight defects are: minor painting needed, minor wear to steps, floors, doorsills, door frames, window frames, and broken gutters.

MINOR DEFICIENCIES

Structure with minor defects requiring immediate attention that are beyond the course of regular maintenance. Examples of minor deficiencies are: lack of paint, small cracks in walls, plaster, or chimneys, shaky or unsafe steps and porches, excessively weathered roof and signs of rotting around window or sashes.

MAJOR DEFICIENCIES

Structure would require more repair than would be provided in the course of regular maintenance and have one or more defects of an immediate nature that must be corrected if the building is to continue to be safe. Examples of major deficiencies are: holes, open cracks, rotted, loose, or missing materials over a small area of the foundation, walls, roof, floor or ceilings, unsafe porches, rotten or loose windows, frames or sashes that are no longer rainproof and missing bricks or cracks in chimney serious enough to be a fire hazard.

DILAPIDATED

Structure would warrant substantial rehabilitation and contains multiple major deficiencies of an immediate nature that must be corrected to avoid being condemned.

SUBSTANTIALLY DILAPIDATED

Structure which is no longer safe and adequate for continued use and endanger the health, safety, or well being of the users. This structure is unsuitable for rehabilitation and must be substantially reconstructed.

HOUSING CONDITIONS
MIDWAY NEIGHBORHOOD
TOWN OF VINTON, VIRGINIA



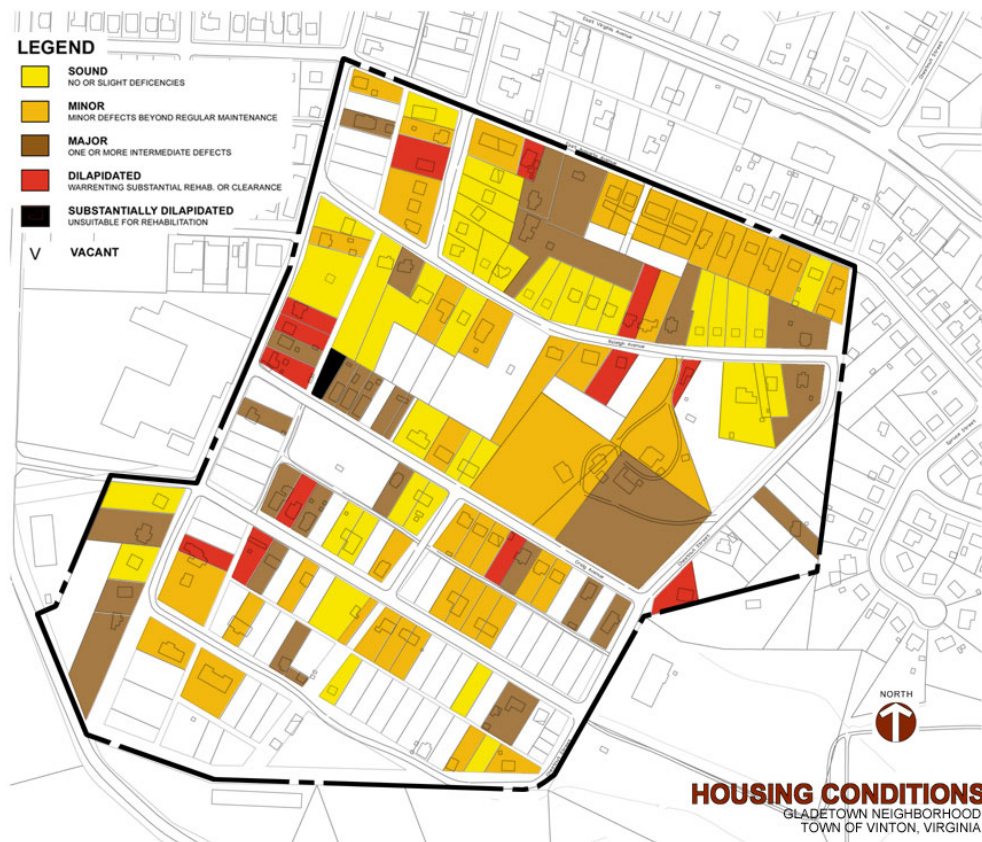
Map H

Table 18

EXISTING HOUSING CONDITIONS
Midway Neighborhood
Town of Vinton

<u>Condition of All Residential Units</u>	<u>Number of Housing Units</u>	<u>Percent of Total Units</u>
Sound	13	8.2%
Minor Deficiencies	37	23.3%
Major Deficiencies	88	55.3%
Dilapidated	19	11.9%
<u>Substantially Dilapidated</u>	<u>2</u>	<u>1.3%</u>
TOTAL	159	100%

Source: Field Surveys, K. W. Poore & Associates, May 2003



Map I

Table 19

EXISTING HOUSING CONDITIONS
Gladetown Neighborhood
Town of Vinton

Condition of All Residential Units	Number of Housing Units	Percent of Total Units
Sound	35	28.9%
Minor Deficiencies	42	34.7%
Major Deficiencies	29	24.0%
Dilapidated	14	11.6%
<u>Substantially Dilapidated</u>	<u>1</u>	<u>0.8%</u>
TOTAL	121	100%

Source: Field Surveys, K. W. Poore & Associates, May 2003

Map J

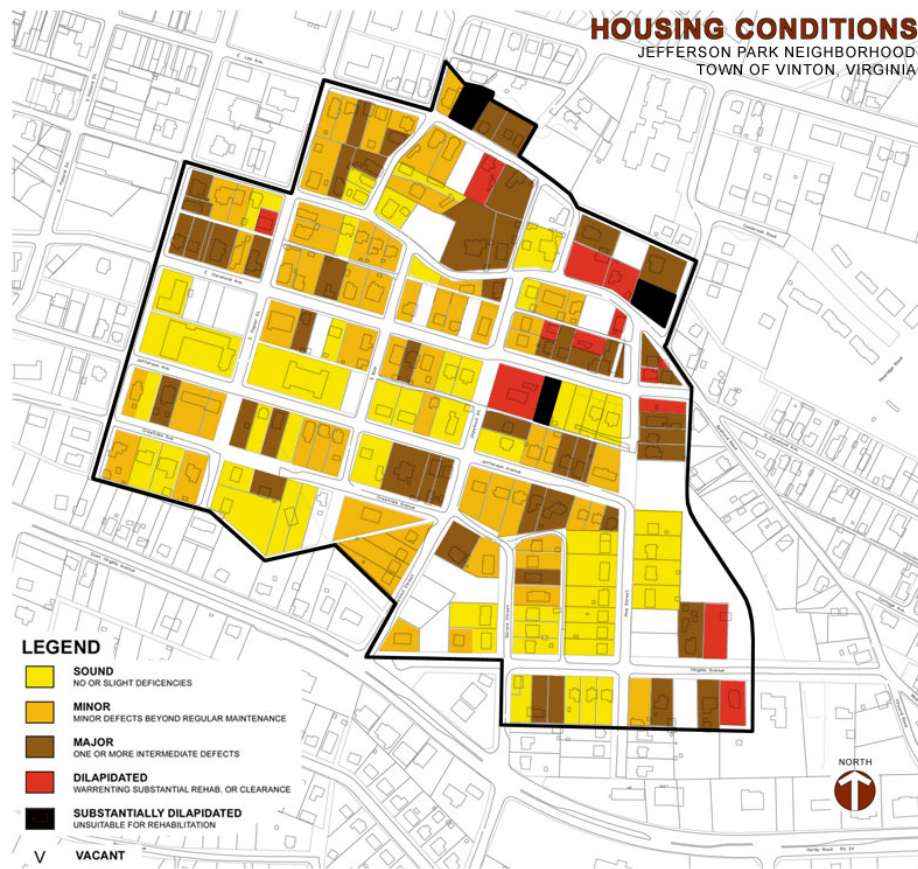


Table 20

EXISTING HOUSING CONDITIONS
Jefferson Park Neighborhood
Town of Vinton

Condition of All Residential Units	Number of Housing Units	Percent of Total Units
Sound	47	27.3%
Minor Deficiencies	61	35.5%
Major Deficiencies	51	29.7%
Dilapidated	11	6.4%
<u>Substantially Dilapidated</u>	<u>2</u>	<u>1.1%</u>
TOTAL	172	100%

Source: Field Surveys, K. W. Poore & Associates, May 2003

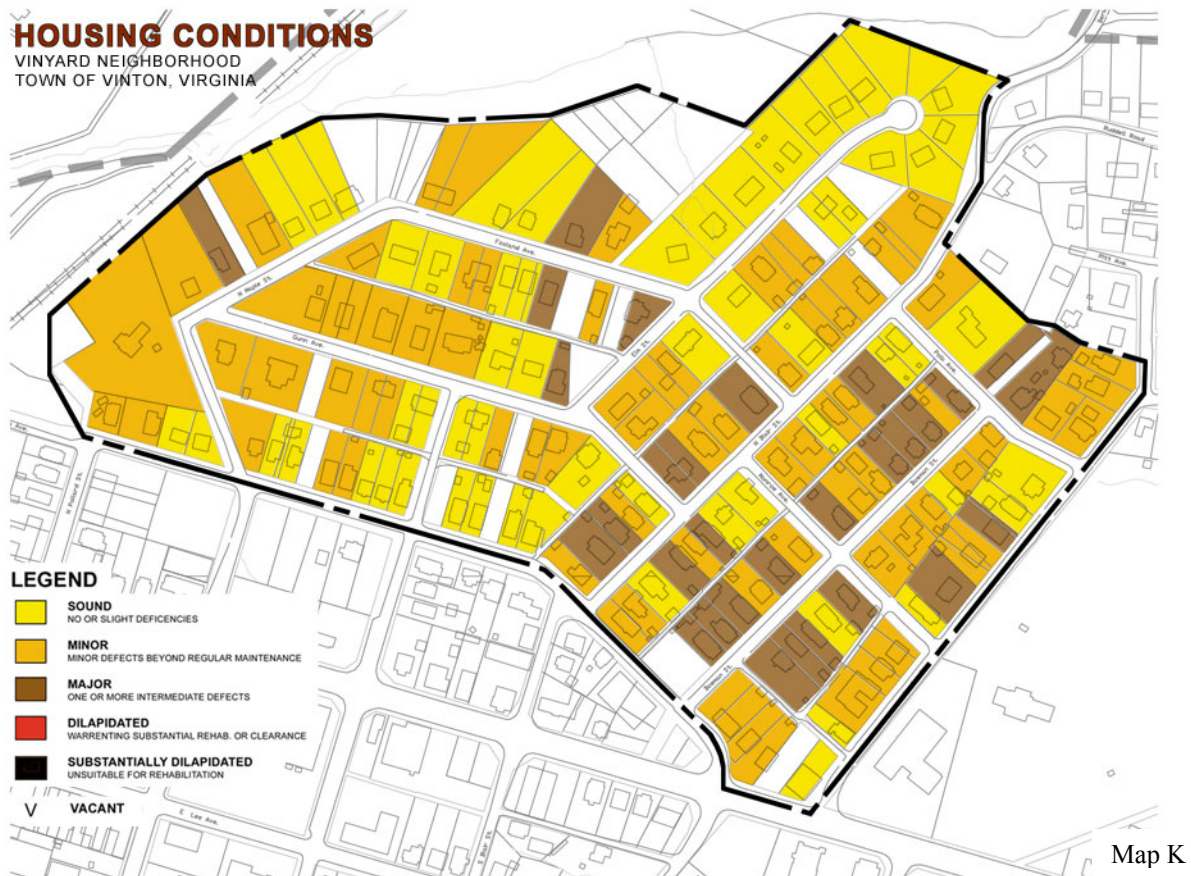
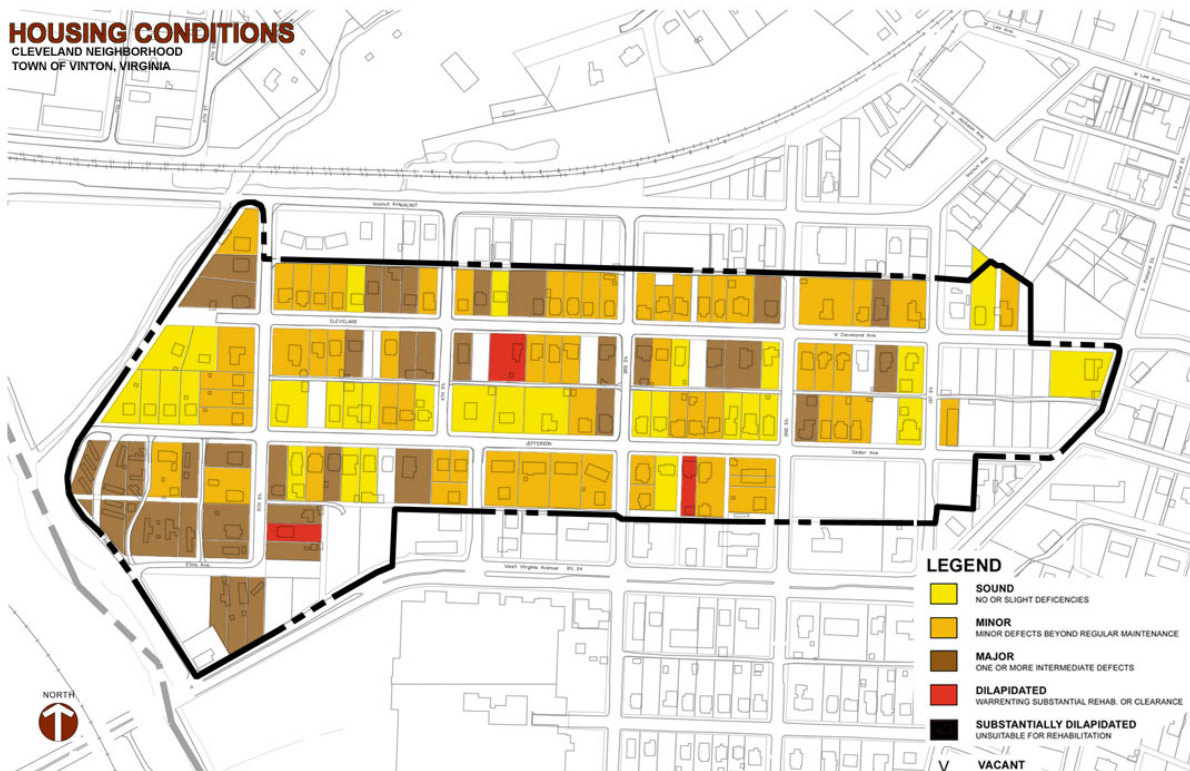


Table 21

EXISTING HOUSING CONDITIONS
Vinyard Neighborhood
Town of Vinton

Condition of All Residential Units	Number of Housing Units	Percent of Total Units
Sound	55	35.9%
Minor Deficiencies	69	45.1%
Major Deficiencies	29	19.0%
Dilapidated	0	0%
Substantially Dilapidated	0	0%
TOTAL	153	100%

Source: Field Surveys, K. W. Poore & Associates, May 2003



Map L

Table 22

EXISTING HOUSING CONDITIONS
Cleveland Neighborhood
Town of Vinton

Condition of All Residential Units	Number of Housing Units	Percent of Total Units
Sound	30	21.4%
Minor Deficiencies	61	43.6%
Major Deficiencies	46	32.9%
Dilapidated	3	2.1%
Substantially Dilapidated	0	0.0%
TOTAL	140	100%

Source: Field Surveys, K. W. Poore & Associates, May 2003

CHAPTER III

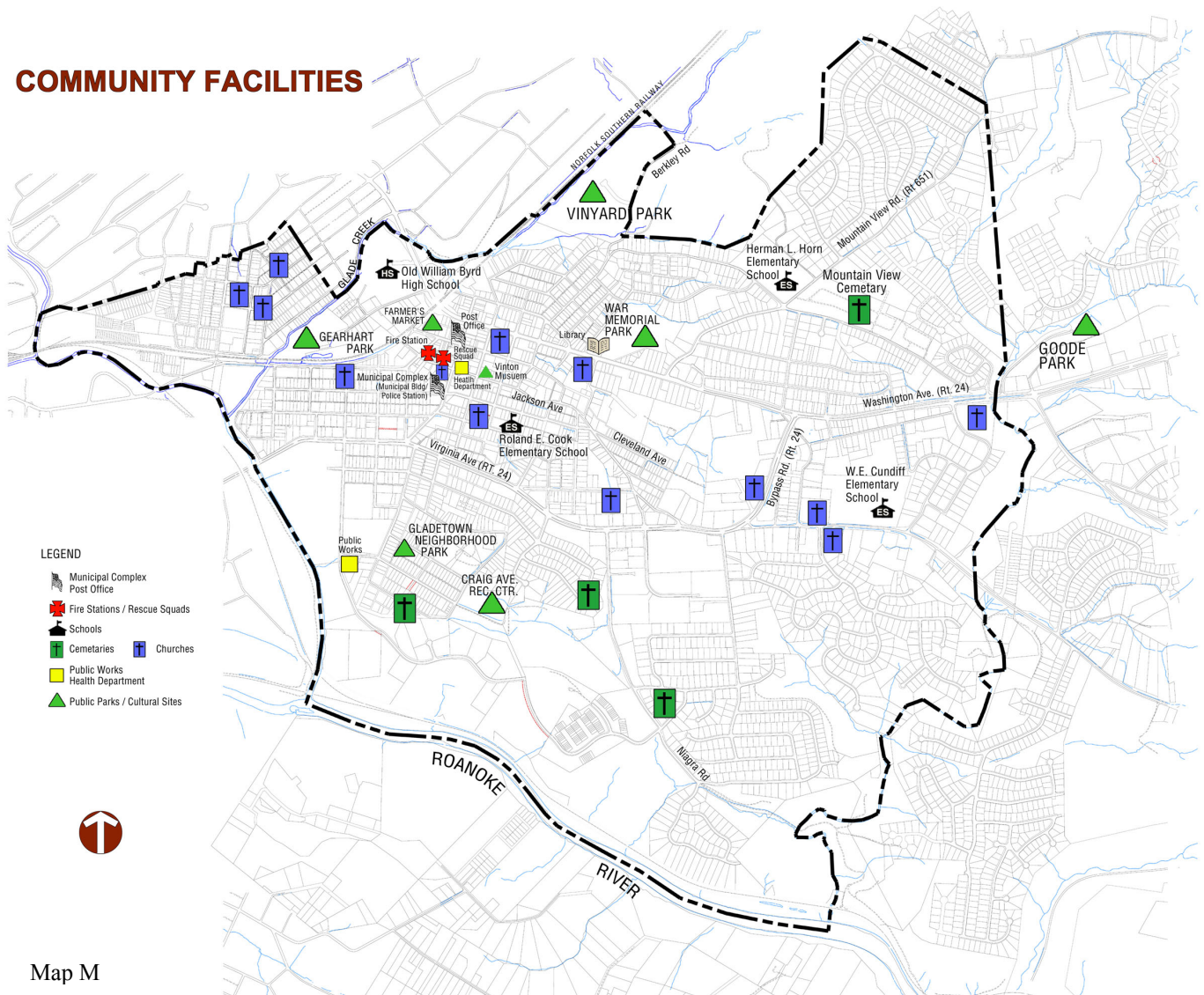
Community Facilities and Services



COMMUNITY FACILITIES AND SERVICES

Community facilities consist of all public buildings, utilities, and parks serving Vinton area residents. One of the chief functions of local government is to provide an adequate level of public services, within the bounds of that community's legal authority and financial capability.

COMMUNITY FACILITIES



The following section briefly summarizes existing conditions of community facilities in the Town with a few broad references to future needs. Decisions of a more definitive nature should be made following the review of detailed studies commissioned by the Town or the particular service provider. For purposes of this document, general recommendations are presented in the Community Facilities and Transportation element of the Future Land Use Plan.

Town Government

The Town Municipal building is located at the intersection of South Pollard Street and Cleveland Avenue on the edge of the downtown area. The building was finished in January 1982 and has been the home of the Town's government for the last 22 years. Presently the building is at



Vinton Municipal Building

capacity and lacks additional storage space and room for additional staff. Prior to 1982 Vinton's Municipal Building was located at the present location of the Vinton and Roanoke County Health Department. The municipal building includes the Town Manager's Office, Finance Department, Planning and Zoning Department, and the Police Department. The Town's governing body and various administrative departments are discussed further on the following pages.

Town Council

The government of Vinton is vested in a Town Council. Vinton citizens regularly choose five (5) members of Town Council, including the Mayor, through popular election on even numbered years. Town Council members are elected at-large to staggered four-year terms in office. The Council adopts the Town budget, has full control of fiscal affairs and is empowered to levy taxes and pass ordinances. The Town Manager, Town Treasurer, Town Clerk, Chief of Police, Town Attorney, and various commissions and board members are appointed by Council as stated in the Town Charter.

Town Manager

The Town Manager is the chief administrator of the Town and, as such, carries out the policies of the Council. The Manager is responsible for the overall management of Town departments, operations, and personnel. The Town Clerk also performs duties of the Manager's executive secretary.

Finance Department

Many governments have a separate Treasurers Office and Finance Department, however Vinton does not. The Finance Department collects and accounts for all funds received and expended,

manages Town investments, assists auditors, bills and collects taxes, utility payments, and other miscellaneous payments. The department is also responsible for accounts payable and receivable, purchase orders and payroll.

The Finance Department includes five (5) positions comprised of the Finance Director/Town Treasurer, Assistant Finance Director, Data Processing Clerk, and two Customer Service Clerks. The Finance Director is responsible for monthly financial statements, preparing documents for the Town's annual audit, and sending required material to the State Auditor of Public Accounts office. The director also assists the Manager with development of the Town's budget. The Assistant Director oversees the operations of Vinton's mainframe system and utility billings. The data processing clerk enters payroll, receivables, payables, and assists customer service clerks as needed. The customer service clerks wait on all citizens, process mail, and assist taxpayers with tax assessments.

Planning and Zoning Department

The Town's planning program involves the review and action on development site plans, subdivision plans, and subdivision plats, rezoning requests, special use permits, preparation and upkeep of the Comprehensive Plan, Zoning Ordinance, and other land use ordinances. The department was created in April 1996 as the Town's Engineering Department was dissolved. Presently the Town has outside engineers on retainer for any engineering work that is needed. Prior to 1996, the Town's Planner reported to the Assistant Town Manager/Town Engineer.

The Planning and Zoning Department consists of three (3) personnel, the Planning and Zoning Director, Associate Planner/Zoning Enforcement Officer, and a Secretary/Receptionist. The department currently handles four (4) boards; the Planning Commission consisting of five (5) members, the Board of Zoning Appeals consisting of five (5) members, the Fair Housing Board consisting of three (3) members, and the Roanoke Valley Greenway Regional Commission consisting of three (3) members.

Public Works and Utilities

The Town's Public Works Department is responsible for the following functions:

- ❑ Street and sidewalk maintenance
- ❑ Management of the stormwater runoff system
- ❑ Water and sewer services in Vinton and East Roanoke County
- ❑ Garbage and recycling collections
- ❑ Traffic signal maintenance
- ❑ Utility service problems including:
 - Low water pressure
 - Sewer backups
 - Leaks on public property
 - Requests for utility taps

Vinton Public Works currently has 32 employees broken down into four (4) crews: a refuse crew consisting of three (3) workers, a recycling crew with two (2) workers, a water and sewer crew with six (6) workers, and a maintenance crew consisting of twenty-one (21) workers. Since 1978, the main office and garage for Vinton Public Works has been located along 3rd Street. In 1986 a new office and garage was constructed on the same site



Vinton Public Works Building

after heavy flooding from Hurricane Juan in November 1985. Public Works regularly upgrades its equipment through the Capital Improvement Program to keep pace with modern technology and operate at an efficient level of service.

Future Needs

The short-term future needs of Vinton's Public Works are minimal aside from continuing to upgrade equipment on an annual basis. As the department slowly grows additional space will be needed for personnel, equipment, and storage.

Street Maintenance

Vinton's Public Works street maintenance division has the responsibility for the repair and maintenance of all Town streets. The Town does not currently share responsibility with the Virginia Department of Transportation (VDOT) on the maintenance of any roadway within the corporate limits. At present, the Town maintains 80.90 roadway miles, and the associated sidewalk and drainage system. However, the Town does receive a portion of its roadway maintenance money from VDOT. A high degree of mechanization is incorporated in the program which includes a fleet of trucks and heavy construction equipment.

The Town street crew consists of 21 full time employees that also serve as the Town's maintenance crew. In addition to major repaving and reconstruction work, street crews perform various patching and surface repairs, road shoulder, and drainage work. Depending on the season, the street crews also provide street cleaning, leaf pick-up, and snow removal.

Water Service

The Vinton water system currently provides potable water to over 12,000 persons, of which 7,782 are Town residents. The service area includes the entire Town as well as parts of Eastern Roanoke County. Based on 2003 billing records, 4,768 water connections are served by the Town's system which is primarily for residential use (79.75%), but also serves commercial (18.9%) and industrial (1.35%) needs.

Treatment Plant

The Town of Vinton does not currently own or operate a water treatment plant. The Town relies on treated water from the City of Roanoke. The Town has an agreement with the City to obtain treated water. On April 26, 1995 Vinton and Roanoke City signed a contract stating that the Town must purchase 500,000 gallons per month from the City. The provisions also state that if less than 6,000,000 gallons is purchased by the Town during the fiscal year, the Town shall pay the difference to the City at the Town rate. Additionally, the Town can purchase up to 1,500,000 gallons per month at the City's rate times a multiplier of 1.25. If over 1,500,000 gallons per month is purchased by the Town a multiplier of 1.50 times the City rate will be applied. The City's rate was established at the same rate which the City sells the water to Roanoke County. This contract was renewed in 2002 upon a mutual agreement between the Town and City.

Water Storage

There are eight storage tanks within the Vinton service area with a total capacity of 4,214,800 gallons. These include:

Chestnut Mountain #1	2,000,000 gal.	Twin Mountain #1	21,000 gal.
Chestnut Mountain #2	59,000 gal.	Twin Mountain #2	19,800 gal.
Parkway Tank	932,000 gal.	Toddsbury #1	107,000 gal.
Third Street	1,000,000 gal.	Toddsbury #2	76,000 gal.

The Town of Vinton's water storage system currently provides adequate storage for the current use of the system which on average is 1.40 million gallons per day with a peak of 2.10 million gallons per day.

Water Distribution System

Vinton's waterlines range from 1 inch to 16 inches in diameter with ductile iron being the most common material. The age and condition of the Town's water system dates back to the early 1930's with some waterlines exceeding 100 years of age. Vinton's system constantly undergoes upgrades which include cleaning, relining, and replacement as is necessary to provide an adequate water supply to its residents.

Vinton's water distribution system is connected through seven interconnections to the distribution systems of the City of Roanoke and Roanoke County. The system is divided into six pressure zones and two well water systems. The Vinton water system currently has twelve wells and the Falling Creek water system has three wells that total a daily withdrawal rate of over 4.3 million gallons per day. These two systems are Vinton's sole source of water.

Presently, two large water projects are underway in Vinton; the implementation of the Supervisory Control and Data Acquisition (SCADA) system and bringing the Meadows Well on line. The SCADA system will allow the Public Works Department to more efficiently monitor and control its groundwater resources. The Meadows Well, which has been drilled, tested, and capped, will provide added stability to Vinton's water supply.

Future Needs

The future needs of Vinton's water system will be concentrated on upgrades of the current system rather than expansion. Vinton will not expand its boundaries over the coming years because of a revenue sharing agreement with Roanoke County. This will enable Vinton to concentrate on improvements to the current water system and the Public Works Department will have the ability to continue relining, repairing, and replacing existing lines. The Town of Vinton must also maintain and repair existing water storage tanks to ensure water is not wasted through leaks and cracks.

Over the years Vinton should continue to expand its groundwater resources to increase production. This will put the Town in an advantageous position as localities around them have water shortages as their population grows. With Vinton's population remaining fairly stable and growing slightly the Town's water use will not significantly increase. This will allow Vinton the ability to make beneficial water agreements with surrounding communities. A well/groundwater protection policy or ordinance should also be developed to further protect this valuable asset Vinton possesses.

Sanitary Sewer Service

The Vinton sanitary sewer system serves the entire Town as well as some adjoining areas of Eastern Roanoke County. Based on 2003 billing records, 4,310 sewer connections are served by the Town system.

Treatment Plant

Vinton does not operate a wastewater treatment plant but utilizes the Roanoke Sewage Treatment Control Plant along with the Cities of Roanoke and Salem and the Counties of Botetourt and Roanoke. The plant has served the Roanoke Valley since 1952 and allows the region to enjoy high levels of treatment at low rates.

Over the years, the plant has undergone several infrastructure expansions and is currently in the initial stages of another expansion. In 1975, the plant underwent its first major expansion which was funded through a \$30 million federal grant administered by the Environmental Protection Agency (EPA). The most recent expansion was completed in late 1999, and was supposed to upgrade the plants capacity from 35 million gallons per day (mgd) to 62 mgd. The plant is currently treating approximately 42 mgd. However, this expansion has not been fully successful as 170 million gallons of untreated wastewater spilled into the Roanoke River in 2002, due to heavy rains which overwhelmed the system.

The Roanoke Regional Water Pollution Control Plant has a variety of steps for treating wastewater and its products are reused in a variety of ways. After collecting the sewage it is pumped through a bar screening process before it is allowed to settle. From the settling tank the sewage is run through an aeration tank and final clarifiers before it is separated. Solid waste is further processed to be reused as fertilizer for area farmers at no cost to them. The liquid waste proceeds to be disinfected with chlorine and ultraviolet exposure before it enters an advanced treatment system

for its final filtering. From there, the water is used for irrigation purposes or returned to the Roanoke River.

Wastewater Collection System

Vinton's sanitary sewer service area consists of the entire Town along with parts of Eastern Roanoke County. The age of the system varies by location and sewer mains range from 6 inches to 15 inches in diameter. Presently Vinton's sewer system is adequate to meet the Town's needs and the recent Hardy Road Pump Station project along the eastern corporate limits has further strengthened the system.

Future Needs

The Town of Vinton is growing at a fairly slow rate and is not going to expand in the near future. Vinton's sewer needs revolve around the continued filming, cleaning, repairing, and replacing of sewer lines to improve its current system.

Regionally, an upgrade to the sewage treatment control plant is needed that is utilized by five jurisdictions including Vinton. This is required to help eliminate sewer collection system overflows as well as improving the treatment process, and enhancing the safety and reliability of the system. This plant expansion has been in conversation since 2002 because of the deficiencies of the 1999 expansion. The planned improvements include new influent pumping facilities, bar screens, and removal equipment to treat much higher wet weather flows. Additional primary clarifiers will be constructed as well as improvements to the effluent filter facility. These plant upgrades will place the plants capacity at 100 million gallons per day at a cost of approximately \$43 million.

Refuse Collection and Disposal

The Town switched from a rear yard collection system to the present curbside collection service approximately ten years ago. The Town provides curbside service for all residences and businesses within the Town. Refuse is collected once a week from residences and three times a week for businesses. Additional pickups beyond ten thirty-gallon cans can be arranged for a small fee. Any pickup exceeding thirty-five cans is not eligible for Town collection service. Recyclables are also picked up by Vinton biweekly on the regular trash pickup day and must be placed in the container provided by the Town.

Refuse is currently disposed of at the Roanoke Valley Resource Authority (RVRA) Transfer Station in the City of Roanoke. The transfer station is open 5 ½ days a week and collects trash from the City of Roanoke, Roanoke County, and the Town of Vinton. Municipalities pay a fee of \$45 per ton of trash disposed of at the transfer station. Free solid waste disposal is also available to Vinton residents on a weekly basis at the transfer station.

The RVRA was created in 1992 and currently operates the 1,200 acre Smith Gap Landfill in Roanoke County which is environmentally protected and meets all state and federal regulations. Trash is transported from the transfer station in the City of Roanoke to the landfill 33 miles away in Roanoke County via the Waste Line Express Train. This is the first project in the United States

to use railways as the sole transportation line between a transfer station and landfill. Presently, 700 tons of trash is delivered daily to the landfill on 10-12 rail cars which equates to over 250,000 tons annually.

Public Safety and Emergency Services

The Town provides a full range of fire, rescue, police, and other public safety programs to citizens of the planning area. These services and programs include the following:

Fire Protection

The Town and its surrounding area are served by a professionally paid Fire Department and supplemented by a volunteer fire company. The Fire Department consists of sixteen (16) full-time firemen, including the Fire Captain, two (2) Fire Lieutenants, an Emergency Medical Services (EMS) lieutenant, eight (8) firefighters/ paramedics, and four (4) firefighters/ Emergency Medical Technicians (EMT's). The Fire Department is split between Vinton and Roanoke County with nine (9) firefighters employed by the Town and seven (7) employed by the County. The headquarters is located on 120 West Jackson Avenue adjacent to the Town's police and EMS headquarters.



Vinton Fire Department Headquarters

The paid employees of the fire department are responsible for fire suppression, emergency medical services, hazardous material responses, search and rescue, training, and maintenance of the facility and equipment. Ten (10) of the paid firefighters work 12 hour shifts Monday through Friday 6AM till 6PM. The remaining six (6) paid firefighters (5 firefighters/paramedics, 1 EMS lieutenant) work 24-hour shifts and man the medic units at the station. The volunteers of the fire company supply additional manpower for fire responses and conduct public service projects. Presently the volunteer fire staff consists of the Fire Chief, an Assistant Fire Chief, a Deputy Chief, two (2) Fire Captains, three (3) Fire Lieutenants, a Training Officer, and sixteen (16) volunteer firefighters.

The Town has an Insurance Services Office (ISO) rating of "5" based on a comprehensive review of firefighting personnel, equipment, station facilities, training programs, available water storage, and the age/condition of buildings. The Department maintains seven (7) vehicles, including two (2) pumper trucks ranging from 1250-1500 gallons per minute (GPM) capacity, a 110' ladder truck, a tanker truck with a 1000 gallon capacity, a brush truck, a command bus, and a response car.

Every firefighter undergoes 64 hours of training at the Roanoke Valley Regional Fire-EMS Training Center along with an additional 156 hours of training at the station at a minimum. In September 2000, the state of the art Roanoke Valley Regional Fire-EMS Training Center was completed. The main building of the facility consists of four (4) classrooms, offices for the training officers of Roanoke City, Roanoke County, and the City of Salem, a weight room, and two locker rooms. The facility also includes a large 2-1/2 story burn building, a SCBA maze, a rail car for hazardous material training, a 2-story miniature tower, a drafting pit, and an area for practicing roof operations.

The Town of Vinton and Roanoke County work together in a mutual aid system. The Town and County have separate dispatch centers but work on the same CAD and radio frequencies. Emergency calls for Vinton and Eastern Roanoke County are dispatched by the corresponding localities dispatch center but if either system is not functioning correctly the other can dispatch calls for both the Town and County.

Future Needs

The future needs of the Fire Department are the replacement of its aging building that is in need of major renovations. The Public Building Committee has already met several times in 2003 looking for solutions to the problems facing Vinton's Fire, Rescue, and Police Departments. Presently, the idea of building a new Fire/Rescue/Police building is being explored. This option would benefit the three departments along with Town staff that currently resides in the municipal building by providing additional space required for expansion.

Police Protection

The Town of Vinton Police Department is responsible for providing efficient, effective delivery of police service to the Town with a strong emphasis on community policing and community involvement of police officers. The size of the force is currently twenty (20) sworn officers, including the chief of police, a captain, two (2) master sergeants, two (2) patrol sergeants, a detective sergeant, a detective, a school resource officer, and eleven (11) police officers. The department also employs nine (9) full-time civilians and four (4) part-time civilians, including an emergency services coordinator, an animal control officer, a dispatch supervisor, six (6) dispatchers, and four (4) part time dispatchers. The school resource officer is partially funded by a grant (75%) and the remaining staff are fully funded by Vinton.



Vinton Police Department Headquarters

In September 2002, the Vinton Police Department earned its State Accreditation after going through a two-year process and will begin its re-accreditation process in 2006. The Vinton Police Department frequently works in cooperation with the Roanoke City Police Department, the Roanoke County Police Department, the Bedford County Sheriff's Office, and the Virginia State Police on joint drug enforcement operations and criminal investigations.

At present, the police department has fourteen (14) vehicles, including the animal control truck. The department has a five-year rotation and trade out plan in place for all of its vehicles. Vinton is able to reduce costs by permanently assigning two (2) officers to a vehicle. This also saves a significant amount of money in emergency equipment that is carried and stored in each vehicle that is valued at approximately \$12,000.

The department is currently in the process of organizing the entire Town into neighborhood and business watch and advisory programs to increase the emphasis on community policing and involvement. Three officers patrol the entire Town of Vinton on a normal shift. In addition, five police officers are trained and participate in police bike patrols.

Future Needs

The police department and 911 dispatch center headquarters are situated in the basement of the Municipal Building. The department has outgrown its current space and is in need of additional space for storage and personnel. The department is being considered in the Town's proposed EMS building, which should house the Police, Fire, and Rescue Departments and will address the department's present deficiencies.

Rescue Squad

The Vinton First Aid Crew is located on West Jackson Avenue near the corner of Pollard Street. The squad is housed in an older building that contains four bays for six vehicles, a bunk room with seven beds, the treasurer's office, a business office, a meeting room, kitchen, a day room, and a recreation room.



Vinton First Aid Crew Headquarters

The First Aid Crew currently consists of six (6) salaried professionals and forty-one (41) volunteers. Three (3) of the salaried positions are funded through the Town's annual budget and three (3) are funded by Roanoke County. Paid personnel work for 24-hour periods in three (3) shifts while the volunteers run at various times throughout the day. The Crew presently responds to approximately 2,000 calls annually of which 75 are service calls. The Virginia Department of Health, Bureau of Emergency Medical Services, is responsible for EMT testing and

licensing for Vinton's First Aid Crew. First Aid Crew members typically offer training to the public half a dozen times a year but this can vary depending upon demand. They also speak at local organizations and schools.

The First Aid Crew has six (6) vehicles, two (2) boats, and a rehab trailer used for fires and drownings. The fleet consists of four (4) ambulances and two (2) suburbans, which are replaced every 10 years in the Capital Improvements Program or as needed. The Crew also has dragging equipment, hydraulic cutters, ropes, stretchers, and other necessary tools specified by the Bureau of Emergency Medical Services.

Future Needs

Recently a space study was conducted to evaluate the First Aid Crews current and future needs. The Town of Vinton, Roanoke County, and First Aid Crew members were involved with the study. Its findings suggested that the current building be replaced to accommodate growth of the Crew. This finding is acknowledged by the Town and they are currently looking into a new structure for all of their public safety and emergency services.

Parks and Recreation

Vinton has a number of parks and recreation facilities throughout the Town as illustrated on the Community Facilities Map that are maintained by Roanoke County. In 2004 Roanoke County plans to update the Parks and Recreation Comprehensive Plan which has not been addressed in recent years. This process is countywide and involves the brainstorming of the recreation clubs, the Parks and Recreation Advisory Commission, and the public.

However, recent improvements have been made to parks and recreational facilities in and around Vinton including: a football/baseball combo field at the Roanoke County Career Center (Old William Byrd High School), replacement of the HVAC (Heating Ventilation Air Conditioning) system and handicap accessibility improvements at the Craig Avenue Recreation Center, financial assistance for playground materials at Roland E. Cook, Herman L. Horn, and W.E. Cundiff Elementary Schools, and the skate ramp at Gearhart Park, the expansion of parking, lighting of soccer and baseball fields, and a batting cage currently under construction in Vinyard Park.



Gladetown Neighborhood Park

Table 23**MUNICIPAL PARKS & RECREATION FACILITIES**

<u>Facility Name</u>	<u>Facilities & Equipment</u>
Gearhart Park	baseball field, basketball & tennis court, skate ramp, playground equipment
War Memorial Park	baseball field, tennis & basketball court, senior center, reception center, summer pool
Vinyard Park	baseball & soccer fields, playground equipment, picnic pavilion
Gladetown Park	basketball court, playground equipment
Craig Avenue Recreation Center	soccer fields, basketball court, weight & game room, auditorium, offices

School Recreational Facilities

School sites in Vinton provide several high quality recreational facilities, as outlined below in Table 24. Facilities at local schools are primarily used during the regular school year for organized school sports or recreational programs. In addition, the general public uses the school soccer and baseball fields during the evenings and summer months when school is not in session.

Table 24**PUBLIC SCHOOL RECREATION SITES**

<u>Facility Name</u>	<u>Facilities & Equipment</u>
Herman L. Horn Elementary School	baseball field & playground equipment
W.E. Cundiff Elementary School	soccer field & playground equipment
Roland E. Cook Elementary School	playground equipment
Roanoke County Career Center (Old William Byrd High School)	baseball & football field

Private Facilities

Vinton has several private facilities that also help serve citizens recreational needs which include:

Table 25 PRIVATE RECREATION FACILITIES	
<u>Facility Name</u>	<u>Facilities & Equipment</u>
Vinton Bowling Center	bowling lanes
Olympic Roller Skating Center	skating rink
Lancerlot Sports Complex	indoor Olympic swimming pool, outdoor pool, gym, basketball court, soccer field, two tracks, weight room, & racquetball court
Collies Taekwondo America	taekwondo facility
Perezs Kempo Karate School	karate facility

Regional Facilities

Two nearby State Parks are accessible to residents of Vinton, Claytor Lake and Smith Mountain Lake, along with the Appalachian Trail and Blue Ridge Parkway. Smith Mountain Lake State Park which is located approximately 25 miles to the southeast of Vinton, totaling 1,248 acres was opened to the public in 1983. The park offers a visitor center, hiking trails, swimming, fishing, boating, camping, and picnics. The park also has a newly constructed campground bathhouse. The park offers numerous special events including an annual managed deer hunt, a bass fishing tournament, several triathlons, and a Christmas boat parade.

Claytor Lake opened in 1946 and came under control of the State in 1951. The park is approximately 60 miles southwest of Vinton encompassing 472 acres. The park is the only one within the state of Virginia to offer a full service marina along with additional amenities including hiking trails, swimming, boating, fishing, camping, and overnight cabins. Special events are held throughout the year inside the park with highlights being the polar bear plunge and arts and crafts festival.

The Blue Ridge Parkway is located to the east of Vinton just outside the Town's boundary. Virginia Avenue (Route 24) and Washington Avenue are frequently utilized by travelers heading to the Parkway. The Blue Ridge Parkway stretches 469 miles and connects Shenandoah and Great Smokey Mountains National Parks. The Parkway is a recreational drive offering visitors the opportunity to picnic and camp, visit cultural and natural areas, and stop at breathtaking overlooks.

The Appalachian Trail is a scenic trail stretching 2,174 miles between Maine and Georgia. Virginia is host to 544 miles of the trail and is used by day, weekend, short-term, section, and thru-hikes. The trail is located five (5) miles to the north of Vinton at Cloverdale in Botetourt County.

Public Schools

The Town is presently served by six (6) public schools within the Roanoke County school system. These include four (4) elementary schools, Bonsack, Herman L. Horn, Mt. Pleasant, and W.E. Cundiff, and two (2) secondary schools, William Byrd Middle School and William Byrd High School. Two (2) of the schools are located within the town's corporate limits, W.E. Cundiff and Herman L. Horn Elementary Schools, while the remaining four (4) are located in Roanoke County.



Roland E. Cook Elementary School

Roanoke County Career Center/Old William Byrd High School and Roland E. Cook Elementary School/Alternative School also reside within Vinton's limits but are no longer actively used for mainstream educational purposes but remain under the ownership of Roanoke County. Roland E. Cook Elementary School is currently used as an alternative school for 9th -12th grade students in Roanoke County and Bedford County. Old William High School currently serves as the Roanoke County Career Center but

is no longer used for teaching traditional high school curriculum and part of the facility remains underutilized. Both of these underutilized schools offer unique development opportunities for the Town.

Roanoke County's schools are rapidly increasing as the County continues to prosper and the current school year (2003-2004) enrollment projections were surpassed by 569 students. Herman L. Horn Elementary is currently undergoing a 16-classroom addition and building renovation. It is anticipated that William Byrd High School will need a 10 – 13 classroom addition as the school enrollment grows.

Table 26

PUBLIC SCHOOL ENROLLMENT

<u>School Name</u>	<u>Number of Students</u>
Bonsack Elementary (Grades 1-6)	453
Herman L. Horn Elementary (Grades K-5)	424
Mt. Pleasant Elementary (Grades K-5)	294
W.E. Cundiff Elementary (Grades K-5)	473
William Byrd Middle (Grades 6-8)	929
William Byrd High School (Grades 9-12)	1,082

Source: Roanoke County School Board, 2003-2004 enrollment.

The Higher Education System

Improving educational attainment has long been a priority for area officials and business leaders. In particular, continuing education, specialized job training, and workforce development area are viewed as the key to improving the planning area's employment, income, and wage levels. Presently, 80.9% of the adult population in the Roanoke Metropolitan Statistical Area (MSA) have high school diplomas and 22.5% have bachelor's degrees. The statistics for Roanoke County, in which Vinton resides, are even higher at 85.8% of the adult population having a high school diploma and 28.2% with a bachelors degree. Compared to Virginia's averages of 81.5% with high school diplomas and 29.5% with bachelor's degrees the area has managed to remain close or exceed Virginia State averages which is atypical of most southwestern communities in Virginia.

Vinton has the luxury of being within close proximity to numerous colleges and universities including Virginia Polytechnic Institute and State University (VPI & SU/VA Tech), Hollins University, Roanoke College, Virginia Western Community College, Virginia Tech Extension, Roanoke Higher Education Center, and various health related schools. Radford University and Virginia Tech are also within commuting distance for Vinton residents and offer a variety of choices to further one's education.

Cultural Facilities and Festivals

Vinton War Memorial

The Vinton War Memorial is an elegant two-story structure built in 1948 as a "living memorial" in honor of those who were killed in action during World War II. Additional names have been listed for the Vietnam War, Korean War, and Dessert Storm. The building is available to the public to reserve for meetings, seminars, luncheons, dinners, weddings, receptions, parties, bridal showers, social gatherings, and other special occasions. The facility is also used for municipal public meetings and local civic groups. Three (3) full-time employees and twelve (12) part-time employees that provide on-site catering and service to those using the Vinton War Memorial, staff the facility.



Charles R. Hill Senior Center



War Memorial

Charles R. Hill Senior Center

The Charles R. Hill Senior Center was constructed in 1967 and hosts a variety of events for senior adults age 55 and over. Activities include ceramic classes, crafts, tours, and covered dish luncheons which offer an opportunity for social interaction among citizens. The center currently has 4,620 participants and is also available to reserve for private functions. Two part-time employees that organize, conduct activities, and schedule building rentals staff the center.

Farmer's Market

Located on West Lee Avenue in downtown Vinton, the Farmers Market is open seven days a week from March through December. Local goods, produce, crafts, and baked goods are brought in from around the area. The market offers twenty-four (24) parking stalls of which ten to sixteen are typically used by four to six vendors.



Farmers' Market

Special Events

The Town of Vinton has numerous special events throughout the year. The biggest is the Dogwood Festival which is a four day celebration that takes place the last weekend in April. The festival began in 1955 as a parade and band competition and has grown to include an antique car show, nightly entertainment, craft show, games, amusement rides, business showcase, and children's activities. The event attracts 20,000 – 25,000 people annually and is conducted by a volunteer board of directors.



Bluegrass Festival



Dogwood Festival

Vinton's Old-Time Bluegrass Festival and Competition is the second largest annual event lasting four days and is held on the third weekend in August. This festival features music acts, an all day bluegrass competition, bluegrass gospel day, crafts, and activities with an average attendance of 16,000.



Christmas Parade

The Vinton Fall Festival is a new event sponsored by the Chamber of Commerce that is becoming increasingly popular. The one-day event hosts a distance run, chili cook-off, live entertainment, and a variety of crafts. Additional events are held in Vinton throughout the year including the Christmas Parade, Fourth of July Celebration, and Trick or Treat in Downtown Vinton.

The Vinton Museum

The Vinton Museum contains thousands of items that are pertinent to Vinton's history dating back to the late 1800's. Artifacts and exhibits include porcelain dolls, Indian arrowheads, china, hand-made dough bowls, World War II memorabilia, clothing from a variety of time periods, photographs, and items associated with Vinton's schools. The museum is maintained by the Vinton Historical Society and was opened in 1988 after Mrs. Mary Upson Williams donated the 10 room house on 210 East Jackson Street to the Town. The museum is open April through November on Thursdays and Saturdays and by appointment.

Library Services

The Town of Vinton library is located on Washington Avenue near the Vinton War Memorial. The library is part of Roanoke County's library system that totals over 379,000 volumes of materials, which includes over 352,000 books. Vinton's branch has over 78,000 books along with 75 periodical and 7 newspaper subscriptions. The library offers a full array of services highlighted by reading programs that aide in the development of Vinton's school age population. Roanoke County also participates in the Roanoke Valley Library system which allows the Cities of Salem and Roanoke, and the Counties of Botetourt and Roanoke to share resources and support each other.

Health and Medical Services

Health and medical services represent one of the larger industries in the local and regional economy. Three major hospitals, Carilion Roanoke Memorial Hospital, Carilion Roanoke Community Hospital, and Catawba Hospital totaling over 920 hospital beds service the Roanoke Valley. Clinical and support services include: cardiac care, cancer center, pediatrics, eye center, obstetrics, rehabilitation center, diabetes program, infertility clinic, and a medical center for children. The area is also supported by two medical centers, Lewis-Gale and Veterans Affairs that offers 789 beds for acute and extended care including: wound care, emergency care, intensive care, neurology, and Alzheimer support groups. The Berkshire Nursing Home (180 beds) is located

within Vinton and offers intermediate and skilled care for those unable to tend to their own needs. Within the last few years Carilion Health System has also opened an urgent care facility in Vinton to further expand its regional health system.

Transportation Facilities

A safe and efficient transportation system is a key aspect of community development. Not only do transportation facilities serve the needs of existing residents, they also influence the location of future development and economic activity. Vinton's transportation system includes four (4) basic types of facilities: local streets and highways, parking facilities, pedestrian facilities, and other transit services.

Streets and Highways

The Virginia Department of Transportation (VDOT) has designated Vinton as an urban planning area served by four functional classifications of roadways: principal arterials, minor arterials, collectors, and local streets.

Principal arterials are designated to serve the major activity centers, the highest traffic volume corridors, and the longest trip desires. According to VDOT's Roanoke Metropolitan Area Functional Classification Map there are no principal arterials for the Vinton planning area. The closest principal arterial to Vinton is Route 460 which is connected to Gus Nicks Boulevard which turns into Washington Avenue shortly after entering Vinton.

Minor arterials are designated to interconnect with and augment the principal arterial system, and to provide for trips of moderate length. Vinton has two minor arterials within its corporate limits which are Virginia Avenue/Route 24 and Washington Avenue shown to the right.

The collector system provides access and traffic circulation within residential, commercial, and industrial areas. Collector streets gather local traffic and channel it into the arterial system. Local collectors include: Pollard Street, Hardy Road, and Lee and Walnut Avenues.

Thoroughfares not included in the above categories comprise the local street system. Local streets provide direct access to adjacent land and access to the higher order systems. Service to through traffic on these streets is discouraged.



Major Corridors – Route 24 (Virginia Avenue)/
Washington Avenue/Route 634 (Hardy Road)

Average daily traffic counts, on Table 27, depicts the relative use and importance of local roadways. The heavy volume along Virginia Avenue (Route 24), and to a lesser extent, along Gus Nicks Boulevard and Washington Avenue is readily evident as these two streets serve as major gateways for commuter traffic heading into Roanoke City and Eastern Roanoke County. Pollard Street between Virginia Avenue/Route 24 and Washington Avenue is also heavily traveled, as traffic is funneled through the downtown into Walnut Avenue and Vinton's minor arterials. Most other minor arterials and collectors are carrying moderate amounts of local traffic, averaging between 2,000-6,000 vehicles per day (VPD).

Table 27

AVERAGE DAILY TRAFFIC

<u>Route</u>	<u>From</u>	<u>To</u>	<u>AADT</u> <u>2002</u>	<u>AWDT</u> <u>2002</u>
Virginia Ave. (Rt. 24)	Western Town Limits	Pollard St.	25,000	27,000
	Pollard St.	Clearview Dr.	20,000	21,000
Bypass Rd. (Rt. 24)	Hardy Rd.	Washington Ave.	14,000	15,000
Walnut Ave.	Western Town Limits	W. Lee Ave.	6,100	6,400
Gus Nicks Blvd.	Western Town Limits	Pollard St.	20,000	21,000
Washington Ave.	Pollard St.	Mitchell St.	20,000	21,000
	Mitchell St.	Bypass Rd. (Rt 24)	16,000	17,000
	Bypass Rd. (Rt 24)	Eastern Town Limits	24,000	25,000
Pollard St.	Virginia Ave. (Rt. 24)	Jackson Ave.	7,700	8,100
	Jackson Ave.	Lee Ave.	6,900	7,300
	Lee Ave.	Washington Ave.	11,000	12,000

AADT – average annual daily traffic; AWDT – average weekday daily traffic

Source: Virginia Department of Transportation (VDOT)

Future Needs

The following improvements are recommended as part VDOT's 6-year plan and the Roanoke Valley's Metropolitan Planning Organization (MPO) constrained list.

A. Planned Thoroughfare Improvements (projects allocated in VDOT's 6-year Plan)

1. Hardy Road (Route 634) – Widen segment from Niagara Road to eastern corporate limits with the addition of bicycle lanes in both directions and curb and gutter with sidewalk. The project has been previously funded for \$4,080,000 and will receive additional allocations of \$1,102,000 through 2005 to complete the project. (VDOT has completed this project ahead of schedule and construction has finished at the time of this Plan's adoption).

B. Identified Local Needs (Metropolitan Planning Organization 2025 Plans)

1. Virginia Avenue (Route 24) – Widen segment to 6 lanes from the eastern corporate limits of the City of Roanoke to Pollard Street. Also repair and add sidewalks where feasible.
2. Walnut Avenue – Upgrade to an urban 2 lane roadway with bicycle lanes, curb and gutter, and sidewalk. This will help serve as a connector to the Tinker Creek Greenway which will link to the regional greenway system.
3. Lee Avenue – Realign the intersection of Lee Avenue and Walnut Avenue and upgrade to an urban 2 lane including sidewalks where necessary to Pollard Street.
4. Washington Avenue (Route 24) – Enhance Washington Avenue from Bypass Road to Feather Road (Route 654) including the widening of the street to accommodate bicycle traffic.
5. Various roadway improvements to accommodate bicycle lanes (see Table 28).

Table 28 Town of Vinton: Recommended Roadways for Bicycle Accommodation

<u>Street Name</u>	<u>From</u>	<u>To</u>	<u>Type of Improvement</u>	<u>Description</u>
3rd Street	Virginia Avenue (Route 24)	Walnut Avenue	E	Two-lane residential road, unclassified; no improvements necessary to accommodate bicycle traffic
Bedford Road	Cleveland Avenue	Virginia Avenue (Route 24)	E	Two-lane residential road, unclassified; no improvements necessary to accommodate bicycle traffic
Berkley Road	Blair Street	City of Roanoke Boundary	C	Two-lane road, unclassified; narrow, leads to recreation park along Glade Creek; needs widening to accommodate bicycle traffic
Bike Trail	Franklin Avenue	Niagara Road	A	Develop off-road bike trail along creek between Franklin Avenue and Niagara Road
Blair Street	Washington Avenue (Route 24)	Berkley Road	E	Two-lane residential road, unclassified; low traffic volumes; no improvements necessary to accommodate bicycle traffic
Clearview Drive	Lauderdale Avenue	Virginia Avenue	E	Two-lane residential road, unclassified; low traffic volumes; no improvements necessary to accommodate bicycle traffic
Cleveland Avenue	Pollard Street	Bedford Road	E	Two-lane residential road, unclassified; low traffic volumes; no improvements necessary to accommodate bicycle traffic
Franklin Avenue	Pollard Street	Chestnut Street	E	Two-lane residential road, unclassified; low traffic volumes; no improvements necessary to accommodate bicycle traffic
Gus Nicks Boulevard	Washington Avenue (Route 24)	City of Roanoke Boundary	D	Four-lane road, urban collector, high traffic volumes; restripe road segment to add width to outside lanes to accommodate bicycle traffic

Table 28 **Town of Vinton: Recommended Roadways for Bicycle Accommodation (continued)**

<u>Street Name</u>	<u>From</u>	<u>To</u>	<u>Type of Improvement</u>	<u>Description</u>
Lee Avenue	Walnut Avenue	Pollard Street	E	Two-lane road, urban collector; no improvements necessary to accommodate bicycle traffic
Lauderdale Avenue	Niagara Road	Clearview Drive	E	Two-lane residential road, unclassified; low traffic volumes; no improvements necessary to accommodate bicycle traffic
Niagara Road	Bike Trail	Lauderdale Avenue	E	Two-lane residential road, unclassified; low traffic volumes; no improvements necessary to accommodate bicycle traffic
Pollard Street	Franklin Avenue	Virginia Avenue	E	Two-lane residential road, low traffic volumes; no improvements necessary to accommodate bicycle traffic
Pollard Street	Virginia Avenue (Route 24)	Jackson Avenue	C	Two-lane road, urban collector; needs widening to accommodate bicycle traffic
Pollard Street	Jackson Avenue	Washington Avenue	D	Three-lane road, urban collector; restripe road segment to add width to outside lanes to accommodate bicycle traffic
Bypass Road (Route 24)	Virginia Avenue (Route 24)	Washington Avenue (Route 24)	D	Four-lane divided road, urban minor arterial, high traffic volumes; restripe road segment to add width to outside lanes to accommodate bicycle traffic
Virginia Avenue (Route 24)	Roanoke City Boundary	Chestnut Street	C	Four-lane divided road, urban minor arterial, high traffic volumes; needs widening to accommodate bicycle traffic
Hardy Road (Route 634)	Chestnut Street	Clearview Drive	C	Four-lane divided road, urban minor arterial, high traffic volumes; needs widening to accommodate bicycle traffic

Table 28 **Town of Vinton: Recommended Roadways for Bicycle Accommodation (continued)**

<u>Street Name</u>	<u>From</u>	<u>To</u>	<u>Type of Improvement</u>	<u>Description</u>
Hardy Road (Route 634)	Clearview Drive	Wolf Creek	B	Four-lane divided road, urban minor arterial, high traffic volumes; current plans to widen and add bike lane (completed)
Washington Avenue (Route 24)	Bypass Road (Route 24)	Roanoke County Boundary	C	Four-lane road, urban minor arterial, high traffic volumes; needs widening to accommodate bicycle traffic
Mountain View Road	Washington Avenue (Route 24)	Roanoke County Boundary	C	Two-lane road, unclassified; needs widening to accommodate bicycle traffic
Ruddell Road	Blair Street	Mountain View Road	C	Two-lane residential road, unclassified; low traffic volumes; no improvements necessary to accommodate bicycle traffic
Walnut Avenue	Roanoke City Boundary	Jackson Avenue	E	Wide two-lane road, urban collector; no improvements necessary to accommodate bicycle traffic
Washington Avenue	Gus Nicks Boulevard	Bypass Road (Route 24)	D	Four-lane road, urban minor arterial, high traffic volumes; restripe road segment to add width to outside lanes to accommodate bicycle traffic

Source – Roanoke Valley Area Metropolitan Planning Organization Bikeway Plan – 1997.

Key: A – Bike Trail or Path; B – Bike Lane; C – Widened Outside Lane or Paved Shoulder; D – Restripe for Shared Roadway; E – No Improvement Necessary.

Parking Facilities

The Town's Zoning Ordinance sets forth minimum off-street parking requirements for all residential, commercial, and industrial land uses in Town. These requirements have been enforced since adoption of the Zoning Ordinance on December 19, 1995.

Parking lot ingress/egress problems affect certain businesses situated along the commercial corridors. Town businesses with limited space for parking or ingress/egress problems should be encouraged to develop and share centrally sited parking lots. If developed, such joint-use facilities should be clearly marked, advertised, and designated to local patrons through appropriate signage. In the downtown, merchants should encourage their employees to park further away from work to leave spaces open for patrons.

While some additional parking is needed in select areas of Vinton, the Town should also show some flexibility in applying parking requirements for certain types of land use, such as low-traffic commercial and office functions. Overbuilt or excessive surface parking facilities contribute to stormwater runoff problems (as shown to the right), act as voids within the urban environment and reduce opportunities to preserve open space. In newly developing areas or areas undergoing redevelopment, the Town should strive to minimize the amount of impervious cover and require surface parking only to the extent that is actually needed to serve normal, everyday activity levels.



Stormwater Runoff

Pedestrian Facilities

Vinton has sidewalks in and around its downtown but many of the older neighborhoods lack sidewalks or are in need of repair. Newly developed areas in Vinton have excluded sidewalks and rely on vehicular modes of travel. To the extent feasible, Vinton should promote a pedestrian-oriented environment in denser areas of Town. A system of safe, efficient walkways can be encouraged through the following means:

1. Prioritize the installation and repair of sidewalks where existing pedestrian usage is prevalent.
2. Encourage the provision of sidewalks in newly developing areas, particularly residential subdivisions within or adjoining the Town.
3. Install sufficient street lighting in heavily traveled areas, particularly commercial and public areas that are frequented during evening hours.
4. Seek out grants for sidewalk improvements that serve low- to moderate-income persons lacking access to personal vehicles.

5. Encourage aesthetic and streetscape improvements along major pedestrian routes, such as street trees, benches, flower beds, and other amenities.
6. Explore possible uses of TEA21* (transportation enhancement) funds for alternative transportation needs, such as streetscape improvements, bike trails, pedestrian walkways, etc.

* - TEA21 funds have been re-authorized by the federal government and renamed T3 funds.

Rail Service

Rail passenger service is not available in the Vinton planning area. Presently, there are two Amtrak stations available to Vinton within a 60 mile radius. Clifton Forge, located 50 miles north of Vinton, has an Amtrak station that runs east to west connecting New York City with Chicago, stopping in Cincinnati, Washington, D.C., and Philadelphia along the way. Lynchburg, located 55 miles to the east of Vinton, also has an Amtrak station that runs north to south connecting New York City with New Orleans and travels through Atlanta.

The Norfolk Southern Corporation provides freight service within the Roanoke Valley region on two lines, the Old Virginia and the Norfolk and Western. Each line is a class one mainline that has approximately 12 – 15 trains daily and are serviced in the City of Roanoke at Norfolk Southern's rail yard. The Old Virginia track runs along Tinker Creek on Vinton's western boundary and continues alongside the Roanoke River. This line connects Roanoke with Winston-Salem, North Carolina. The Norfolk and Western track enters Vinton at the eastern boundary of the Midway Neighborhood and runs parallel to Walnut Avenue and continues to the north alongside Vinyard Park into Roanoke County. This line services Southern States that is currently the only active tie-in within Vinton which connects Roanoke with Norfolk, Virginia.

Air and Bus Service

The Roanoke Regional Airport is a full-service airport facility located 7 miles west of Vinton. The airport is supported by 4 major airlines as well as cargo and freight services. The airport hosts two lighted runways, runway 624 which is 6,800 feet long by 150 feet wide and runway 3315 which is 5,810 feet long by 150 feet wide. Vinton is also served by Greyhound Bus Lines along with several charter bus services.

Motor Freight

Based on recent traffic counts from the Virginia Department of Transportation (VDOT), truck traffic accounts for about 5% of total vehicles using Washington Avenue and Virginia Avenue (Route 24). Truck traffic in Vinton originates from Interstate 81 that is a heavily traveled truck route with over 30% of its daily traffic consisting of trucks. Notable sources of trucking activity include motor freight in support of Vinton's industrial areas off Third Street and Walnut Avenue, including Southern States and Precision Fabric Group.

Public Transportation

Valley Metro currently operates 24 bus routes in the Roanoke Valley, of which two run through Vinton. The routes operate from approximately 5:45 AM till 8:45 PM Monday through Saturday and stops at nine locations within the Town including the municipal building and Precision Fabrics Group. Normal fare rates for the Valley Metro are \$1.25 per trip with discounts for senior citizens, disabled persons, and children.

Valley Metro also offers S.T.A.R. (Specialized Transit Arranged Rides) for individuals with special needs that are unable to ride a normal bus. Individuals who have special transportation needs must first complete an application to be eligible for the S.T.A.R. service. After an applicant is qualified they may call to reserve a bus to pick them up anywhere within $\frac{3}{4}$ of a mile on either side of one of the 24 current bus routes. The fee for this service is \$2.50 each way.

CHAPTER IV

Goals, Objectives and Strategies



GOALS AND OBJECTIVES

If the Comprehensive Plan is to be useful, its stated goals must be known, understood and supported by the people of Vinton. The design of the Plan and its various tools for implementation should be predicted upon these goals. Should Vinton's goals and objectives substantially change, the Plan and its implementation strategies should also change in response.

The following narrative outlines goals, objectives, and strategies for each functional area of the Plan not addressed in the Economic and Community Development Plan.

Goals are general policy statements of what Vinton as a community would like to achieve over the next twenty years.

Objectives are measurable benchmarks of progress that serve to support a respective goal. These in turn include specific strategies that should be considered if Vinton is to take positive steps toward its desired future.

Land Use and Environment

Goal: Encourage and provide for harmonious and wise use of the land in a manner that meets the needs of the population, stimulates physical, social, and economic development, and protects the environmental quality of the area.

Objectives:

1. Provide and maintain adequate land areas for orderly, compatible, and efficient land use development.
2. Protect the natural environment from inappropriate development and use the natural setting to enhance the man-made environment.
3. Promote compact business development rather than strip commercial development.
4. Provide a diversity of accessible, competitive sites for industry.
5. Encourage the development of a diversity of housing types and densities consistent with existing neighborhoods.
6. Coordinate activities with Roanoke County in conducting land use planning for the urbanizing areas adjacent to the Town in Eastern Roanoke County.



Implementation Strategies:

- a. Continue to enforce, review, and periodically update the Zoning Ordinance in conjunction with revisions to the Comprehensive Plan to ensure harmonious, orderly and complementary development of land within the Town.
- b. Continue to enforce, review, and periodically update the Subdivision Ordinance to ensure that new development is soundly engineered with regard to street construction, drainage control, buffering and utilities.
- c. During site plan review, encourage concentrated commercial development by promoting efficient site design, sharing of access, parking, and utility services.
- d. Promote redevelopment of vacant/underutilized industrial sites in Town, while providing for the timely development of new industrial sites and professionally planned industrial parks.
- e. Encourage use of multifamily areas as a transition area between single-family dwelling areas and more intensive land uses.
- f. Permit variations of minimum yard and bulk requirements within planned residential developments when such variances will provide each dwelling unit with adequate light, ventilation, and privacy.
- g. Direct future growth and development away from all identified floodplains, drainageway and creek embankments, areas of steep slopes and erodible soils, and other environmentally sensitive areas of Town.
- h. Continue to enforce, review, and periodically update the floodplain ordinance to restrict development on the floodway and adjacent 100-year floodplain.
- i. Encourage the retention of existing trees and woodlots and the planting of additional trees during future development through the use of the Zoning and Subdivision Ordinances.
- j. Promote appreciation and use of scenic areas in and around the Town through development of passive recreational uses (trails, greenways) in floodplains and along stream corridors.

Public Facilities

Goal: Provide an adequate level of public services to all people in the Town and its service area in Eastern Roanoke County as efficiently and as economically possible.

Objectives:

1. Provide and maintain an adequate public water treatment and distribution system for Town and service area residents in Eastern Roanoke County.
2. Provide and maintain an adequate public sewage collection and treatment system for Town and service area residents in Eastern Roanoke County.
3. Provide appropriate, reliable, and environmentally sound solid waste collection services for Town residents.
4. Provide and maintain the quantity and quality of other community services which are appropriate to the current and emerging needs of the Vinton community.
5. Continue to work cooperatively with Roanoke County to provide and improve regional services and facilities which collectively serve Town and County residents; such as fire and rescue, schools, parks and recreation, transportation, and utility infrastructure.

Implementation Strategies:

- a. Provide water and sewer service to all existing areas of the Town and extend water and sewer service to new areas developed in accordance with this plan.
- b. Ensure that the size and capacity of water mains and storage tanks are adequate to meet the fire protection requirements of the Town.
- c. Protect by whatever means available the quality of the groundwater wells as Vinton's sole water supply source such as a wellhead protection ordinance.
- d. Continue to renovate the existing water distribution system and sewage collection system.
- e. Continue to provide citizens with solid waste collection options and work together with Roanoke County and Roanoke City to continue utilizing the Smith Gap Landfill.
- f. Provide appropriate police, fire, and rescue protection for Vinton's residents corresponding with the needs of the present and future population.
- g. Provide and maintain appropriate, adequate, and diversified recreational and cultural facilities for the enjoyment of the Vinton's residents.

Transportation

Goal: Provide for a system of streets, sidewalks, parking areas, traffic controls, and other related facilities which will provide for safe, convenient, and reliable movement of people and goods.

Objectives:

1. Provide for an adequate street network which will facilitate the flow of traffic to and from the residential, commercial, and industrial areas while minimizing non-local traffic flow through residential neighborhoods.
2. Improve the accessibility of downtown through the development of new and improved streets in the district.
3. Coordinate with VDOT in establishing the Town's priorities in the annual VDOT 6-Year Plan.
4. Plan new routes to alleviate traffic congestion and vehicular conflicts, and stimulate residential, mixed use, light industrial, and commercial development.
5. Require all new streets to be constructed to conform to VDOT and Town standards.

Implementation Strategies:

- a. Continue to maintain adequate off-street parking spaces to meet the emerging needs of Vinton's downtown.
- b. Support a long-range construction program designed to provide curb and gutter, and sidewalks on all qualified streets in the Town.
- c. Accept proffers from developers to construct or contribute funds to the construction of street infrastructure projects.
- d. Enforce the Zoning Ordinance parking provisions for new construction.
- e. Review the Zoning Ordinance parking provisions periodically to ensure that they meet traffic and parking needs. Establish "highway design guidelines" that serve to improve the appearance of both existing and newly developing commercial strips, with special attention to landscaping, setbacks, lighting, signage, and parking lot design. Seek to minimize unneeded curb-cuts and resulting congestion by adopting VDOT's minimum entrance standards, particularly along commercial strips.

Stormwater Management

Goal: Participate in a regional stormwater management plan to alleviate existing stormwater runoff problems, eliminate drainage on private property, control discharge, enhance water quality, and adequately finance stormwater management.

Objectives:

1. Reduce property damage and requests for public flood assistance.
2. Protect water quality and reduce erosion damage through appropriate control measures.
3. Educate Vinton residents about stormwater management practices.
4. Control stormwater discharge from existing and new development.
5. Identify and correct current drainage deficiencies within Vinton.
6. Provide adequate funding for stormwater management projects that will enhance the quality of life for Vinton's residents.
7. Coordinate local stormwater management efforts with Roanoke County and surrounding jurisdictions in the Roanoke Valley.

Implementation Strategies:

- a. Create an educational program to raise citizen awareness about private drainage responsibilities within Vinton.
- b. Periodically review the floodplain ordinance to ensure it is effectively regulating applicable areas of the Town and update floodplain mapping within the Town as needed.
- c. Continue to coordinate infrastructure improvements with VDOT to effectively manage stormwater runoff.
- d. Incorporate the impacts of stormwater runoff during the Town's site plan review process to identify potential problems before they occur.
- e. Allocate funds on an annual basis for drainage improvements during the Town's normal budgeting cycle.
- f. Assist Roanoke County in developing a regional finance system for stormwater management related costs.

Regional Cooperation

Goal: Promote cooperation between the Town of Vinton and County of Roanoke governments, as well as other nearby municipalities and their agencies and authorities.

Objectives:

1. Promote cooperation among Roanoke Valley municipalities in dealing with problems or opportunities of mutual interest.
2. Encourage and support the industrial and economic development efforts of the County of Roanoke and the region. Participate in marketing, promotions, and prospective recruitment efforts.
3. Promote cooperation between the Town and County of Roanoke in the development of areas adjacent to the Town's corporate limits and in the provision of services.

Implementation Strategies:

1. Continue to represent the Town at County of Roanoke Board meetings, and receive regular updates at Town Council meetings from the Vinton District County Supervisor.
2. Remain active on all joint (Town/County) organizations and boards and stay abreast of all pending actions and developments.
3. Encourage and support tourism trade and activity within the Town and also at the County and regional level. Cooperatively promote and market the region's notable historic, cultural, and entertainment attractions.
4. Work to minimize unnecessary duplication of services provided by the Town and County governments and seek to maintain a low and equitable tax burden within both jurisdictions.
5. Adopt the regional stormwater study to education and regional awareness of runoff problems throughout the Roanoke Valley.
6. Continue to work in conjunction with the Roanoke Valley Greenway Commission to further develop a regional greenway and trail system.
7. Support and remain active with regional organizations including the Roanoke Valley-Alleghany Regional Commission (RVARC), Clean Valley Council, Roanoke Regional Housing Network, and Valley Beautiful, Inc.

CHAPTER V

Land Use and Transportation Plan



THE LAND USE AND TRANSPORTATION PLAN

The Future Land Use and Transportation Plan, illustrated on the following page, depicts a generalized land use concept for the Vinton Planning Area. The purpose of the plan is to encourage an orderly, harmonious arrangement of land that will meet the present and future needs of the Town. The Plan is essentially an expansion of the existing land use pattern that has developed in and around the Town for over 100 years. Based on anticipated needs, land is identified for various forms of development.

Components of the Land Use and Transportation Plan strongly influence each other. For this reason they are shown together on the map. In addition, recommendations for community facilities are indicated in generalized fashion for the Plan. The Future Land Use Plan has been prepared for a 20-year period (2004-2024), with an emphasis on the immediate decade ahead. The Plan is intended to be flexible, and is to be construed broadly rather than precisely as might be implied by the detailed mapping. Conditions and circumstances will inevitably change, and future land use decisions should adapt accordingly.

Recommended Land Use Categories

The categories prescribed by the Plan are organized under four (4) major land use types. These include the following:

RESIDENTIAL

Low-Density Residential
Medium-Density Residential
High-Density Residential

COMMERCIAL

General Commercial
Residential Business
Retail/Service Commercial

INDUSTRIAL

Light Industrial
Heavy Industrial

PUBLIC/OPEN SPACE USES

Community Facilities
Conservation/Open Space
Parks and Recreation

It should be noted that land use categories are used in the Land Use Plan as well as the Zoning Ordinance. Categories in the Land Use Plan are more general indications of what the community would like to see in the future. Zoning categories are more detailed and site-specific, and have the power of law. The categories set forth in the Land Use Plan, however, are used as a guide for future rezoning and review of rezoning requests.



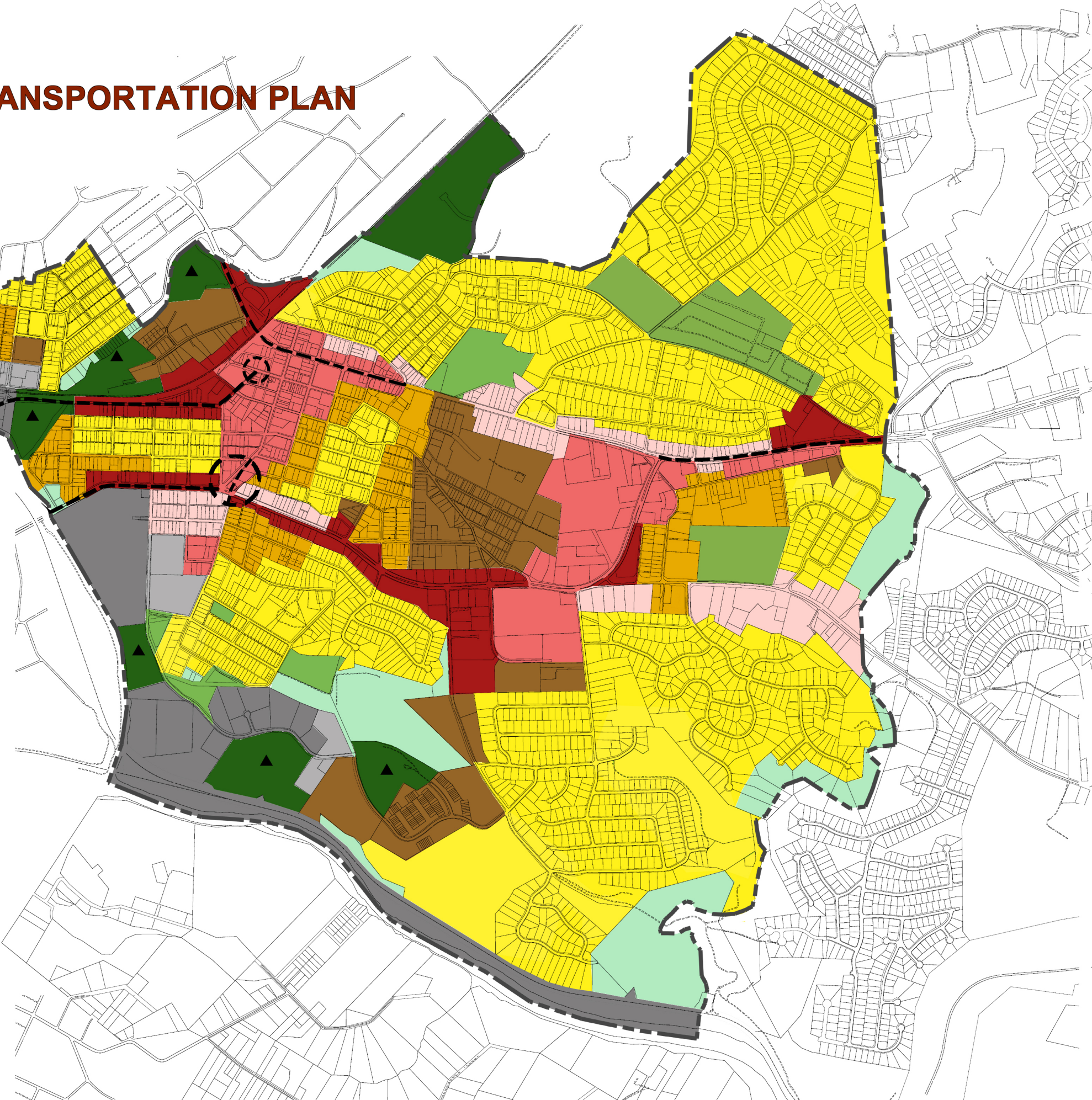
FUTURE LAND USE & TRANSPORTATION PLAN

TOWN OF VINTON, ROANOKE COUNTY, VIRGINIA

- LEGEND
- PROPOSED INTERSECTION IMPROVEMENTS
 - PROPOSED ROADWAY IMPROVEMENTS
 - PROPOSED PARKS
 - PRESENT CORPORATE LIMITS
 - LOW-DENSITY RESIDENTIAL
 - MEDIUM-DENSITY RESIDENTIAL
 - HIGH-DENSITY RESIDENTIAL
 - GENERAL COMMERCIAL
 - RETAIL/SERVICE COMMERCIAL
 - RESIDENTIAL/BUSINESS
 - CONSERVATION / OPEN SPACE
 - COMMUNITY FACILITIES
 - PARKS & RECREATION
 - LIGHT INDUSTRIAL
 - HEAVY INDUSTRIAL



SCALE: 1" = 400'
K.W. POORE & ASSOCIATES, INC.
COMMUNITY DEVELOPMENT CONSULTANTS
RICHMOND, VIRGINIA
HILL STUDIO P.C.
ROANOKE, VIRGINIA



Residential Uses

Three (3) types of residential areas are proposed based on housing type and density. These include low, medium, and high-density areas.

1. **Low-Density Residential (1-5 du/acre)**
Neighborhoods or areas intended for detached, single-family development only. A maximum density of four (4) dwelling units per acre is generally permitted. Within this category, the zoning ordinance should specify density requirements associated with the availability of public utilities. Higher density types of residential use are not encouraged.
2. **Medium-Density Residential (up to 8 du/acre)**
Neighborhoods or areas which allow a greater density and variation of housing types. Permitted uses include one and two-family dwellings, townhouses, small group homes (maximum 8 persons), and other similar living arrangements. A maximum of eight dwelling units per acre is generally permitted. Public water and sewer must be available to serve medium density areas.
3. **High-Density Residential (up to 20 du/acre)**
Areas set aside for high-density residential uses, including apartment buildings, assisted-living facilities (elderly/nursing homes) and other large-scale forms of group housing or multi-family development. Permits development of multi-family housing up to twenty units per acre.

Designated Areas of Residential Use

The general extent and location of the three residential districts are indicated on the Future Land Use Map. The primary goal of the Land Use Plan is to maintain existing patterns of residential development throughout the Vinton planning area while protecting the older traditional neighborhoods within the Town. A second strategy is to concentrate residential development in compact growth areas sited in or near the Town's infrastructure. This will help minimize costs for public services and preserve open space.

Low-Density Residential Use

Low-density residential use is designated for established single-family areas, as well as nearby vacant areas where similar development is expected to occur. Existing low-density areas are generally situated on larger lots (over ¼ acre) within several distinct suburban neighborhoods and subdivisions. In order to maintain stable homeownership and property values, these low-density areas should accommodate detached, single-family development only.

Within the corporate limits, opportunities for new large-lot development are confined primarily to continued build-out of subdivisions and vacant areas around the southeastern areas of Town. However this area has slopes in excess of 15% and the development cost to build houses on the land would be expensive as would public infrastructure. The Town should also ensure that existing built-up areas are adequately served before major service extensions are approved for subdivisions at the Town's borders.

Medium-Density Residential Use

The Plan designates medium-density residential use in some of the older neighborhoods. Smaller lot sizes in these areas generally prevail, as well as a pedestrian-oriented environment. The older neighborhoods contain a diverse housing stock and include homes of modest size as well as larger homes. Some of these older neighborhoods are in transition and experiencing a slight to moderate decline. Potential impacts on the surrounding neighborhoods should be carefully weighed before medium-density residential uses are approved.

High-Density Residential Use

The plan directs high-density residential uses to established multi-family areas in and around the Town. As a general rule, apartments and other large-scale group housing are best sited on arterial roads near major commercial centers. In these locations, high-volume circulation needs can be met without disrupting lower-density neighborhoods.

Commercial Uses

The Land Use Plan establishes three (3) principal types of commercial designations for the Vinton planning area. A detailed description of each designation is found below.

1. General Commercial

Areas intended for general commercial development including retail stores, services, lodging/restaurants, offices, and shopping centers. General Commercial areas should be located on collector or arterial roads, have sufficient parking, and be adequately served by public utilities and services.

2. Residential/Business

A mixed-use category to serve as a transition zone between residential areas and more intense commercial uses. This designation is intended to control the transition from residential use to office and low-intensity business use. Appropriate uses include, but are not limited to, childcare centers, medical, legal/financial, real estate, personal services, and other types of low-impact business uses. Conventional retail uses are discouraged. Businesses should generate a low volume of traffic, be controlled in terms of times of operation and be generally non-intrusive to neighboring residences.

3. Retail/Service Commercial

The purpose of this category is to provide for an appropriate dynamic variety of uses in the downtown and proposed new town center for commercial, financial, professional, governmental, and cultural activities. This category is intended to promote an attractive, convenient, and relatively compact arrangement of uses and buildings with a strong pedestrian orientation. Signage and outdoor storage should be adequately controlled to promote an attractive and stable urban environment.

Designated Areas of Commercial Use

The general extent of areas designated for commercial use are indicated on the Future Land Use Map. The pattern of commercial uses in and around Vinton are well established, with three basic types occurring:

1. The traditional downtown
2. Urban business corridors and neighborhood centers
3. Suburban corridors and shopping centers

The Land Use Plan recognizes the different needs of each commercial setting, particularly with regard to parking, setbacks, signage, and land use requirements.

Downtown

The downtown area has been brought to the forefront throughout the planning process. Revitalization will enable downtown Vinton to best compete with newer business areas by capitalizing on its own unique attributes. These include historic storefronts, strong office/professional presence, and an attractive pedestrian environment. In order to better reinforce and build these assets, a historic district is recommended that overlays most of the downtown area to help encourage revitalization. This will preserve the urban character and scale of downtown.

It should be recognized that the downtown area is unlikely to recapture the high traffic, high volume retail activity now centered along the main commercial corridors. New large-scale commercial development should be directed to vacant land and infill sites near the community's existing shopping centers and commercial corridors. With the exception of several small infill sites, there is limited space for commercial expansion in most central areas of Vinton. Consequently, the Town must continue to promote the continued viability of its older commercial centers through emphasis on small business development, historic preservation, and other revitalization activities.

Corridors

Urban corridors in Vinton include Virginia Avenue/Route 24, Washington Avenue, Walnut Avenue, and on a smaller scale Hardy Road. Vinton's commercial centers excluding the downtown area are located along these roadways and serve to meet the community's general and neighborhood commercial needs. These corridor merchants, like those of the downtown district, must adapt and identify new market approaches. In the near term, this could include continued emphasis on serving convenience needs of adjoining neighborhoods and thru-traffic, while also exploring new business opportunities and venues. Possible new approaches could include infill office development, home occupations, and specialty service and retail development suited to an urban thoroughfare.

Industrial Uses

Industrial uses are a catalyst for other types of development. The Future Land Use Plan establishes two designations for industrial development:

1. **Light Industrial**

Areas intended for clean, low-intensity types of industry that are sited in urban locations, adequately buffered from existing neighborhoods and near arterial roads. Includes warehousing, wholesaling, light manufacturing, and processing operations, as well as associated office development and support facilities.

2. **Heavy Industrial**

Areas intended for a wide variety of industrial operations, including the production, processing, packaging or treatment of manufactured products and materials. These sites are sufficiently separated from existing population centers and can accommodate heavier types of industrial use. It is the intention of this category to preserve these lands for industrial use only and to exclude new residential or commercial development except for certain appropriate adjuncts to industrial operations.

Designated Areas of Industrial Use

General industrial development is centered in two primary locations: off Walnut Avenue and along Third Street. There are currently two (2) industries off Walnut Avenue along the railway, Southern States and Vinton Scrap Metal. Third Street contains approximately ten (10) industries along its industrial corridor with only a few developable sites remaining.

Public and Open Space Uses

Public and open space uses are classified into the following three (3) categories:

1. **Community Facilities**

Areas which serve the functional, civic, and institutional needs of the Town and surrounding area; including schools, cemeteries, churches, fraternal organizations and clubs, and other municipal buildings and lands. Parks and open space areas dedicated primarily to active or passive recreational use, including both public and private facilities.

The community facilities throughout Vinton are well distributed and adequately serve the public, with municipal functions being concentrated in the downtown area. Opportunities to further consolidate and reorganize the Town's municipal offices should continue to be explored over the next decade. In general, downtown or centralized locations should receive the greatest consideration.

2. **Greenways, Parks and Recreation**

Several additional parks are proposed for Vinton over the next twenty years. These are discussed in detail in the Economic and Community Development Plan. Proposed parks include:

- | | |
|--------------------|--------------------------------|
| 1. Dogwood Green | 2. Hampton Park |
| 3. Industrial Park | 4. New Town Park |
| 5. Walnut Park | 6. 3 rd Street Park |
| 7. Midway Tot Lot | |

These facilities will provide Vinton residents with gathering points throughout the Town for social and recreational purposes. The proposed greenways will interconnect these facilities to provide a seamless walking trail which can be found in the Economic and Community Development Plan.

3. **Conservation/Open Space (floodplains, steep slopes)**

Areas deemed generally unsuitable for conventional urban development due to the presence of 100-year floodplains, major stream corridors, and steep slopes (over 15% relief). This category includes environmentally sensitive areas where careful site planning and design is needed in order to mitigate potential for flood damage and soil erosion. Recommended uses include recreational activities, and facilities necessary for rendering public utility service. New development within the 100-year floodplain is discouraged.

Conservation areas include major stream and drainage corridors characterized by deeply incised landforms concentrated in the southeastern portion of Town. This area should be protected to preserve Vinton's last undeveloped ridgelines and to protect adjacent areas from excessive stormwater runoff.

Economic and Community Development Plan Summary

The Economic and Community Development Plan has been created as a supplementary document to Vinton's Comprehensive Plan. The document focuses on issues, strategies, and plans of action for five (5) categories identified through the public participation process to guide Vinton's future development and provide avenues to implement these visions. These five (5) categories have been identified and summarized below to provide a brief overview of the Plan.

Gateway Entrances/Corridor Improvements

Vinton suffers from being somewhat lost and consumed by surrounding development, so much that it is difficult to determine where one jurisdiction ends and another begins. Some feel that appropriate improvements to key gateways and formal entrance corridors leading into the Town can effectively delineate where the Town begins even when landform and development appear unchanged. The objective is to create effective gateways that can provide a sense of arrival, signify an authentic community identity, and portray an inviting, distinctive Town image.

The Town of Vinton has five (5) main entrance points:

- | | |
|----------------------------------|--|
| 1. Washington Avenue (west) | 2. Virginia Avenue (Route 24) (west) |
| 3. Walnut Avenue (west) | 4. Washington Avenue (Route 24) (east) |
| 5. Hardy Road (Route 634) (east) | |

The Town of Vinton also has three (3) key intersections:

1. Virginia Avenue (Route 24) / Bypass Road (Route 24) / Hardy Road (Route 634)
2. Bypass Road (Route 24) / Washington Avenue (Route 24)
3. Virginia Avenue (Route 24) / Pollard Street.

Housing and Neighborhood Preservation

Maintaining the integrity of Vinton's neighborhoods and the quality of housing is an important strategy for the Town. Neighborhoods strive to have their own unique identity within the Town, an identity that reflects a sense of pride and represents a healthy, attractive, safe place to live. Strong neighborhoods serve as the foundation for a strong community. Vinton should support and enhance its neighborhoods through new infill housing, application of neighborhood design standards and appropriate signage, improved infrastructure, and the rehabilitation/preservation of any deteriorating housing stock in the Town's older areas.

The Town of Vinton has two distinct residential types:

- ❑ Older established neighborhoods located in close proximity to the downtown area.
- ❑ Newer suburban style subdivisions located farther away from the downtown area on the eastern side of Town.

Parks, open space, trails, and greenways are significant community amenities that increase the quality of life for the citizens by providing natural areas away from the urban landscape while

serving the Town's recreational needs. In addition, facilities for the Town's youth are inherently beneficial to the fabric of a healthy community providing venues for recreation, education, and social interaction.

Existing facilities include four large parks, two greenways, and a recreational facility.

1. War Memorial Park
2. Gearhart Park
3. Goode Park (located in Roanoke County)
4. Vinyard Park (located in Roanoke County)
5. Wolf Creek Greenway
6. Tinker Creek Greenway (located in Roanoke City)
7. Craig Avenue Recreational Center

Economic Development

As Vinton continues to grow and land is consumed and becomes more of a premium, alternative measures of growth must be examined. For Vinton to prosper, future expansion within the community has to involve redevelopment and new investments through the utilization of commercial infill opportunities in strategic locations.

Vinton contains approximately 3.2 square miles, with the majority of the land already built-up. The Town is characterized with strip commercial uses along major arteries, often only partially or poorly utilizing the land. The Town seeks economic development, but lacks suitable open tracts of land. The principal commercial corridors are located along Route 24/Virginia Avenue/Hardy Road and Washington Avenue. They are well established and handle significant daily traffic volumes that constitute a potential customer base. Future growth depends on redefining the role of Vinton as a commercial destination. This can only be accomplished through better utilization of commercial infill opportunities.

Downtown Redevelopment

The Town of Vinton has a small downtown consisting of approximately ten (10) blocks. Washington Avenue, Walnut Avenue, and Pollard Street are the major access roads serving the downtown area. The railroad, Glade Creek, and the Cleveland neighborhood form the western edge, while the Jefferson Park neighborhood identifies the eastern limits of downtown.

The area is characterized with a mixture of one- and two-story commercial and public use structures that front on a traditional grid layout. The majority of the area has sidewalks, some limited street lighting, benches, and a few street trees. Town Hall, police, fire, and rescue have a significant presence. Other public improvements include the Farmer's Market. Also, the newly constructed medical center appears to be evolving as an important land use element. There are several uses located in the heart of the downtown that are considered incompatible with a traditional downtown. These include a floral wholesale business, Universal Metal Works, and several large structures used for storage. Other uses on the periphery include a wide mix of service/retail located in converted residential structures. Several vacant buildings and lots constitute a potential for creative infill development.

CHAPTER VI

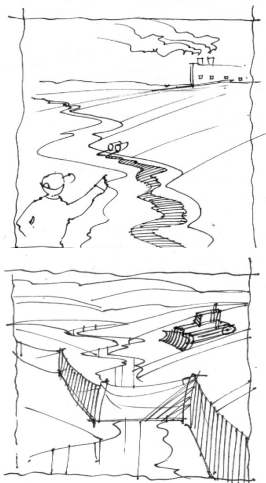
Stormwater Management Program



STORMWATER MANAGEMENT PROGRAM

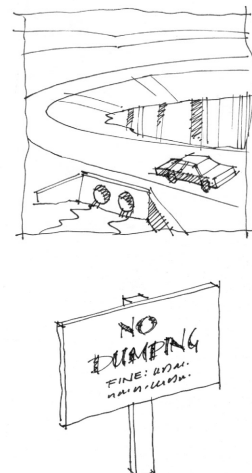
The Environmental Protection Agency is charged with the responsibility of protecting water quality for surface and ground water. One of the ways in which this responsibility has evolved is the development of the National Pollutant Discharge Elimination System. This program establishes a system for the issuance of permits for both point and non-point discharges. Stormwater falls into the category of non-point discharge for certain urbanized areas.

The Town of Vinton is identified as a small municipal separate storm sewer system (MS4) community due to its population and the density of its development and as such is required to comply with the National Pollutant Discharge Elimination System and Virginia State Water Control Law in the development and implementation of a Stormwater Management Program. This plan is based on community needs and priorities and insures compliance with the Virginia Phase II program requirements.



The Virginia program requires that local stormwater management programs incorporate and address six areas of Best Management Practices (BMP):

- Public education and outreach on stormwater impacts
- Public involvement and participation
- Illicit discharge detection and elimination
- Construction site stormwater runoff control
- Post-construction stormwater management in new development and redevelopment
- Pollution prevention and good housekeeping for municipal operations



The failure to adopt and implement a stormwater management program has serious consequences at the local level, including fines, penalties, and the possibility that all new development and construction within a community could be curtailed until such time as water quality is improved.

Recognizing the importance of the stormwater management plan, the Town and County of Roanoke engaged a consultant in 2001 to review and develop an action plan that complies with the regulations. The plan that was developed addresses these required points through a series of strategies of a non-construction nature centered on public education and regulatory practices.

In order to address the issue of stormwater management in the most efficient and cost effective manner, the Town has chosen to participate in the Roanoke Valley Regional Stormwater Management Plan. Key among the advantages of approaching this program from a regional perspective is the ability to address issues on a watershed-based approach. This approach allows for any BMP construction to occur as low as practically feasible in the watersheds rather than requiring the Town to build facilities that service only Town development.





Stormwater Mitigation

In the future, the Roanoke Valley will be required to develop constructed stormwater management facilities that reduce the discharge of pollutants into regulated bodies of water. A major aspect that the Town will need to consider is the associated cost it will need to contribute for the development and maintenance of such facilities. The Roanoke Valley Regional Stormwater Management Plan is a separate document from the Comprehensive Plan and serves as the general guide. The Town's 2003 Stormwater Management Program also directs for future development with respect to dealing with stormwater and efforts on the part of the Town to improve the condition of streams within its boundaries.

CHAPTER VII

Plan Implementation



PLAN IMPLEMENTATION

The Town of Vinton's Comprehensive Plan represents the continuation of a formal organized planning forum the Town has utilized. The recommendations presented thus far are the result of Planning Commission, Town Council, and Town officials studies, analyses, deliberations, and choices among alternatives. These activities have resulted in the presentation of what the Planning Commission feels is the most optimal development form for the future.

The Plan now offers an opportunity for Town leaders to apply appropriate controls and direct both public and private investments in a logical and orderly manner. However, the Plan will not just happen. A great deal of work lies ahead for public officials who must exert a guiding influence over local development decisions so that the public interest will be best served.

The following sections address the legal status of the Plan, the role of the Planning Commission and the various implementation tools available to carry out Plan objectives. The implementation procedure outline below contains no major new concepts, rather it seeks to reinforce and improve upon planning methods previously initiated by the Town. Vinton has utilized zoning and capital improvement programming. To be of continued relevance and value, however, these tools must be updated in a coordinated, comprehensive fashion, and geared toward current objectives of the Plan.

Legal Status of the Plan

The legal foundation for the comprehensive plan is Title 15.2 of the Code of Virginia. The state code addresses the procedures for comprehensive plan implementation including the role of the Town Planning Commission, the relationship of the zoning and subdivision ordinances to the Plan and their use in accomplishing the Plan's land use elements. In addition, Title 15.2 provides direction for capital improvements programming and presents the procedures for coordination of government activities at all levels.

The following excerpt from Title 15.2, Code of Virginia, 1950 (as amended), subsection 15.2-2224 suggests various methods for the Plan's implementation:

- B. The comprehensive plan shall recommend methods of implementation and shall include a current map of the area covered by the comprehensive plan. Unless otherwise required by this chapter, the methods of implementation may include but need not be limited to:
1. An official map;
 2. A capital improvement program;
 3. A subdivision ordinance;
 4. A zoning ordinance and zoning district maps; and
 5. A mineral resources map.

The Role of Planning Commission

The Planning Commission is responsible for preparing the Comprehensive Plan and advising Town Council on related matters. The Planning Commission should maintain knowledge of the



facts and interrelationships of a broad range of subjects. Furthermore, the Commission must be able to weigh the advantages and disadvantages of various possible courses of action.

The state planning and enabling statutes provide for general content of the Plan and procedures for adoption. The Planning Commission is required to give notice and hold a public hearing before recommending the Plan to Town Council for adoption. The Town Council must also give notice and hold a public hearing before it adopts the Plan. For purposes of expediency, the two bodies may also hold a joint public hearing before the adoption of the Plan.

Planning Staff Assistance

With growth, the requirements for planning staff assistance will increase. Routine administration and review of zoning and subdivision proposals, periodic revision of the Comprehensive Plan, participation in funding programs, and special studies require full-time staff. Vinton has reached the stage in its development where assistance to the Planning Commission and governing body on planning matters is essential. As a result, in 1996 the Town established a new Planning and Zoning Department consisting of two planners and a secretary. Staff services of the department can also continue to be supplemented on an as-needed basis by consultants and the Roanoke Valley-Alleghany Regional Commission.

Maintenance of the Plan

The Plan has been prepared for a twenty-year time period (2004-2024), with emphasis on the immediate decade ahead. The Plan is intended to serve in broad advisory capacity and like earlier plans it cannot foresee all the changes that will inevitably occur over time. In addition, the Plan is intended to be flexible, and should not be considered so precise an instrument as might be implied by the rather detailed mapping.

In accordance with state code, the Plan should be re-evaluated at least once every five years by the Planning Commission to determine whether it is advisable to amend the Plan. Significant new developments, such as state highway proposals, location of major new industry, shopping center, or residential subdivisions; expansion of corporate boundaries or major public/private uses; and other far-reaching developments should trigger a re-evaluation of the adopted Comprehensive Plan.

Implementation Measures

Private property development and public improvement efforts can be coordinated with the Plan through the use of applicable regulatory measures: zoning ordinance, subdivision ordinance, building, housing, and other applicable codes. An adopted Capital Improvement Program also provides a mechanism for the local governing body to schedule public improvements in accordance with the Plan over both a five-year period and on an annual basis.

The Comprehensive Plan must be used as the reference by which zoning requests, development proposals and the zoning and subdivision regulations are reviewed for approval or disapproval. In relation to the Plan, zoning and subdivision regulations are discussed further below.

The Zoning Ordinance

Zoning is the legal means by which land use, lot sizes, building setbacks, height, bulk, and other related matters are controlled. The zoning ordinance and zoning map are the primary tools for implementing the Land Use Plan element of the Comprehensive Plan. While zoning enables all existing land uses to be continued, it does provide methods for gradually phasing out nonconforming land uses as they become obsolete or discontinued. However, the primary purpose of the zoning ordinance is to regulate new development.

Vinton's Zoning Ordinance was revised and then adopted on December 19, 1995, as Town Ordinance No. 634 ensuring it was consistent with other legal Town documents. There are twelve (12) zoning districts defined in the ordinance, each with different land uses and densities that must be adhered to. Also covered in the ordinance are specifications for parking, signs, and special construction requirements in floodplain zones.

The Town's Official Zoning Map defines the boundaries for each district. The Official Zoning Map is maintained at the office of the Planning and Zoning Director within the Department of Planning and Zoning. The zoning district map should be generally consistent with the Land Use Plan. Within the overall pattern of land use established by the Plan, there is nevertheless considerable room for variation between the Plan and the zoning map. The timing of zoning changes to implement the Land Use Plan may vary and will require judgment on a case-by-case basis by the Planning Commission and the Town Council. In addition, the review and approval of individual projects by special use or special exceptions should be based on guidelines provided by the Plan, as well as the zoning ordinance and site conditions where change is proposed. All individual amendments should be well documented by the Town following proper advertisement and publicly posted in accordance with state and local requirements.

The current zoning ordinance and accompanying zoning map were adopted to help implement the Town's previous Comprehensive Plan. Although a number of zoning text revisions and map changes have been adopted in recent years, the zoning ordinance is nearly ten years old. Therefore, several potential amendments to the current ordinance would be beneficial in implementing the goals and objectives of the revised Comprehensive Plan and would better reflect the current development patterns, needs and trends in the Town.

Many potential improvements to the zoning regulations are identified among the implementation strategies contained in this document and in the Economic and Community Development Plan that serves as a supplement to the Comprehensive Plan implementation strategy. Reference is made to the "Zoning Considerations" section of the Economic and Community Development Plan for a more complete discussion of potential zoning amendments.

The Subdivision Ordinance

The regulations of the subdivision ordinance are primarily concerned with the platting of lots, the layout of streets, the location of public spaces, and building of public improvements associated with the process of subdividing land. In addition, they contribute to the keeping of clear and accurate land records. These are matters deserving serious public concern. Once established, a

street is difficult to move, and when the opportunity is missed for improved street locations or lot arrangements, these opportunities are difficult or impossible to retrieve.

Capital Improvement Programming

A Capital Improvement Program (CIP) is a 5-year schedule of capital expenditures by the Town. The Planning Commission with consideration of the Town's financial resources and other potential funding resources develops the program's long-range plans. Section 15.2-2239 of the Code of Virginia permits a Planning Commission to prepare and review annually a Capital Improvement Program based upon the Comprehensive Plan and to do so either on its own initiative or at the direction of the governing body.

While the adoption and implementation of the Capital Improvement Program is the responsibility of the Town Manager and Town Council, the Planning Commission should provide the advice and direction since it is the body charged with preparing for the Town's growth needs in the coming years. Therefore, the Commission should become acquainted with local revenues and expenditures, as well as recently adopted annual budgets. The Commission can then meaningfully assist Town staff and Council in drafting a workable CIP amortized over a five-year period. In accordance with state code, future capital costs are estimated and scheduled over a five-year projection period.

Regional Review and Coordination

Local town planning requires coordination with Roanoke County, neighboring jurisdictions, regional, federal, and state development proposals and plans. Without coordination among these jurisdictions, the danger of planning efforts being duplicated or conflicting will result in ineffective programs and unnecessarily high development costs. The Roanoke Valley-Alleghany Regional Commission is the most appropriate agency to provide regional coordination and review of related plans.

Level of Professional Planning Assistance

Statutory mechanisms for plan implementation are critical, however, there are also various funding and technical assistance programs available to local governments as outlined in the Economic and Community Development Plan. Planning assistance is presently provided to the Town of Vinton by the Town Manager's office and through the contracted services of private planning consultants for special projects. Special needs which may warrant additional planning assistance in future years include the following:

1. Maintenance of the Comprehensive Plan. Unforeseen changes in development trends, population growth or effects of economic changes resulting from new industrial or commercial development, annexation or consolidation; all would have a major impact on long range community planning which would need to be reflected in the Comprehensive Plan.
2. As determined on a case-by-case basis and evolving from recommendations contained in the Comprehensive Plan and the Economic and Community

Development Plan, there may be a need for special studies, such as a detailed housing assessment, an economic development study or long-range planning of utility and community facilities. If undertaken, such special studies should be used to expand on plan generalities and be treated as amendments to the adopted Comprehensive Plan.

3. The review and administration of housing, building, zoning, and subdivision regulations and development proposals which affect provisions of the Comprehensive Plan.
4. Assistance in determining the most appropriate State and Federal assistance programs through which Vinton may participate to aid in implementing proposed community improvements.
6. Promotion of local citizen involvement in planning through the conduct of public education programs on the Comprehensive Plan and related planning processes.

Public Education and Community Involvement

The Town of Vinton should seek to continually develop public awareness of local planning efforts and issues. The overall intent should be to solicit citizen participation in making planning decisions and to promote public support for existing and future community improvement efforts.

In addition, Planning Commission members should be encouraged to attend Planning Commissioner Institute training sessions offered periodically throughout the year by the Virginia Department of Housing and Community Development (VDHCD). Educational materials are also available from VDHCD which should be distributed to the Planning Commissioners.

Additional measures which can be promoted by the Town to increase public awareness of local planning include the following:

1. Development of a brochure or graphic foldout illustrating the major plan elements and providing an executive summary of the Plan.
2. Exhibits and displays of important Plan elements placed in the Vinton Town Hall, Council Chambers, the library, public schools, and other appropriate buildings.
3. Newspaper coverage of comprehensive plan adoption process, highlights of land use and special zoning issues, in-depth series of articles on land use problems and opportunities in and around Vinton, series of interviews with individuals in responsible positions in local and regional governmental agencies, business and industry who influence future land use decisions.